

Dateland/East County Planning Area Background Study



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Table of Contents

Executive Summary	4
Location of the Dateland/East County Planning Area	6
Introduction to the Planning Area.....	7
Topography & Climate	8
Vegetation	9
Soil Types	12
Prime Farm Land & Hydrology	13
Transportation	15
Demographics	16
Change in Population.....	18
Population Change by Age	19
Commute Time/Previous Place of Residence.....	20
Housing	22
New Housing Statistics	23
Land Ownership.....	25
2010 Comprehensive Plan Land Use Designations	27
Zoning Districts	29
Employment.....	31
Yuma Proving Ground Expansion	34
Conclusion	35

Executive Summary

In December of 2001, the Board of Supervisors adopted the Yuma County 2010 Comprehensive Plan (plan). The intent of the plan is to accomplish coordinated and harmonious development in the unincorporated areas of Yuma County. In order to accomplish this, the plan divided the county into a number of regional and sub-regional planning areas. The Dateland/East County Planning Area encompasses the portion of Yuma County east of the Kofa National Wildlife Refuge and Wilderness Area, Yuma Proving Grounds (YPG) the Mohawk Mountains, north of the Barry M. Goldwater Range and west of the Maricopa County line. The Dateland/East County Planning Area encompasses 861 square miles.

Since the plan was adopted development trends in this part of the County have identified a need to update the plan to better reflect the goals and needs of the area. In order to accomplish this the Plan elements will be updated. The first step in this process is the preparation of the Dateland/East County Planning Area Background Study which details current conditions of the planning area and how the area has changed in the past six years.

The Dateland/East County Planning Area is a rural area that contains two small unincorporated communities Dateland and Hyder. In the 2000 the U.S. Census reported a population of 1,137. Between 1990 and 2000 the population of the Dateland/East County Planning Area declined by 295 individuals, a decrease of 20.6%. A much different trend was in Yuma County and Arizona as a whole. The population of Yuma County as whole increased by 49.7% between 1990 and 2000, and the State of Arizona's population increased by 40%. A demographic trend that is completely opposite of the state and county as whole exists in the Dateland/East County Planning Area.

The owner occupancy rate for the Dateland/East County Planning Area is 47.8%. This compares to rates of 72.2%, and 68% in Yuma County and Arizona as a whole. The housing stock in the Dateland/East County Planning Area is older than that found in Yuma County and Arizona as a whole. The Dateland/East Planning Area saw a greater percentage of its housing stock constructed between 1970 and 1979 than any other decade. For every decade prior to the 1970's, a greater percentage of the Dome Valley/Wellton Planning Area housing stock was constructed than was constructed in Yuma County and Arizona as a whole.

Between January 1, 2000 and August 31, 2007, 89 building/placement permits residential dwelling units were issued in the Dateland/East County Planning Area. Ninety-four percent of these additional units were classified as manufactured or mobile homes. Most building/placement permits; issued for the planning area occurred in the relatively small area bounded by Avenue 65E, Ventura Rd., Balboa Rd., and Belmont Rd.

Of the 861 square miles that comprise the Dateland/East County Planning Area, 174 square miles representing 20% of the planning area, are privately owned. The federal government through the Bureau of Land Management owns 470 square miles, 55%. The Arizona State Land Department owns the remaining 25%, 217 square miles of the planning area.

Dateland/East County Planning Area Background Study
Executive Summary

Despite the fact that there is only a small amount of farmland within the Dateland/East County Planning Area, it's proximity to the large amount of farmland on the other side of the Mohawk Mountains means that the agricultural sector plays a large role in the planning area economy. The agricultural industry sector employs over 60% of employed planning area residents. A significant number of these jobs in agriculture are as farm laborers, 17% of the workforce, and 29% of those working in the agricultural, in the planning area, live in what the Census Bureau terms "agriculture workers' dormitories on farms." Agricultural workers comprise a significant portion of the Dateland/East County Planning Area population.

Yuma Proving Ground (YPG) is located just west of the Dateland Planning Area as a testing site for military weapons and hardware and the primary mission is to test and develop weapons systems and munitions for the U.S. military service. YPG is looking to expand the length of the artillery ranges in order to test equipment that fire much longer distances. This would require firing ranges and safe zones of a greater size than what is currently available at YPG. The expansion would be accomplished by removing federally owned land from control of the Bureau of Land Management and transferring it to the Department of Defense for military use. As of November of 2007 the concept of expanding YPG is being considered by the Army. No formal proposal for expansion has yet been made.



Figure 1: Dateland Airfield

Dateland/East County Planning Area Background Study
Location

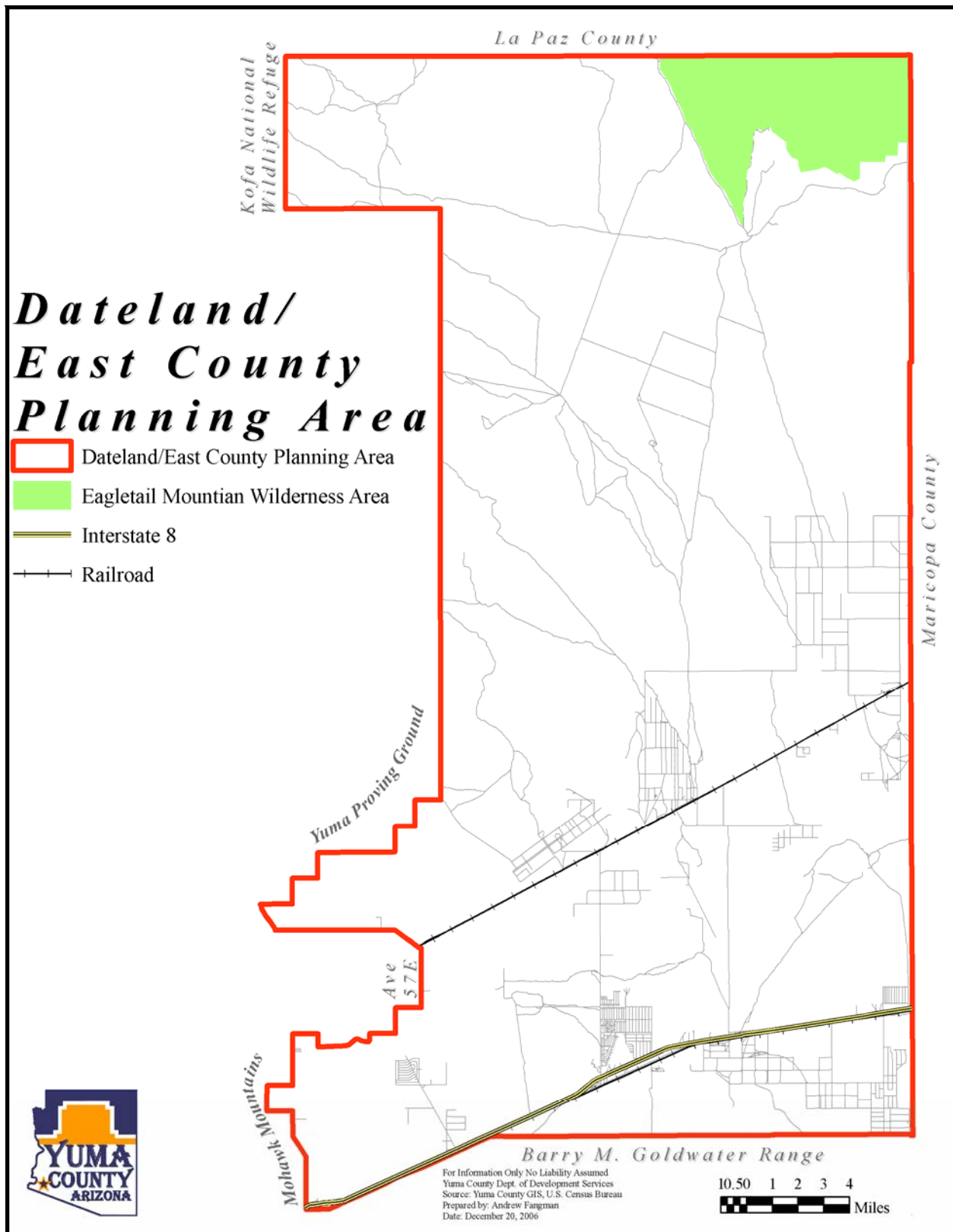


Figure 2: Dateland/East County Planning Area

Dateland/East County Planning Area Background Study

Introduction to the Planning Area

The Dateland/East County Planning Area is bounded by La Paz County on the north, Kofa National Wildlife Refuge and Wilderness Area, YPG and approximately Avenue 52E on the west, Barry M. Goldwater Range on the south and Maricopa County on the east. The Dateland/East County Planning Area of 861 square miles. The population recorded in the 2000 Census for the planning area was 1,137.

The Planning Area contains unincorporated the communities of Dateland and Hyder. These communities are characterized as being rural. Dateland is the largest community in the planning area and is located at the interchange of Avenue 64E and I-8 on the south side of the planning area. Dateland was established as a result of the farming and railroad transportation activities in the area. Existing development includes services and commercial activities, school district facilities, a community center and a residential district located northeast of the Intersection of I-8 and Avenue 64E. On the south side of this interchange is an active gas station, restaurant and gift shop at which Greyhound and tour buses stop. Directly north of this area are several unimproved subdivisions that are mostly vacant with only a scattering of lots being actually developed. Further north in the Gila River Valley are many acres of fallow farmland.

Hyder is located south of Palomas Rd. along the Maricopa County line. Hyder was a railroad stop for the Southern Pacific Railroad near the Agua Caliente Mountains. Hyder was established by the U.S. Army Training Center in World War II. The Hyder vicinity has several abandoned mines and generally is in agriculture production. A grocery store/gas station is located in Hyder. North of the railroad tracks are several labor camps consisting of mobile homes.



Figure 2: Dateland

Dateland/East County Planning Area Background Study

Topography & Climate

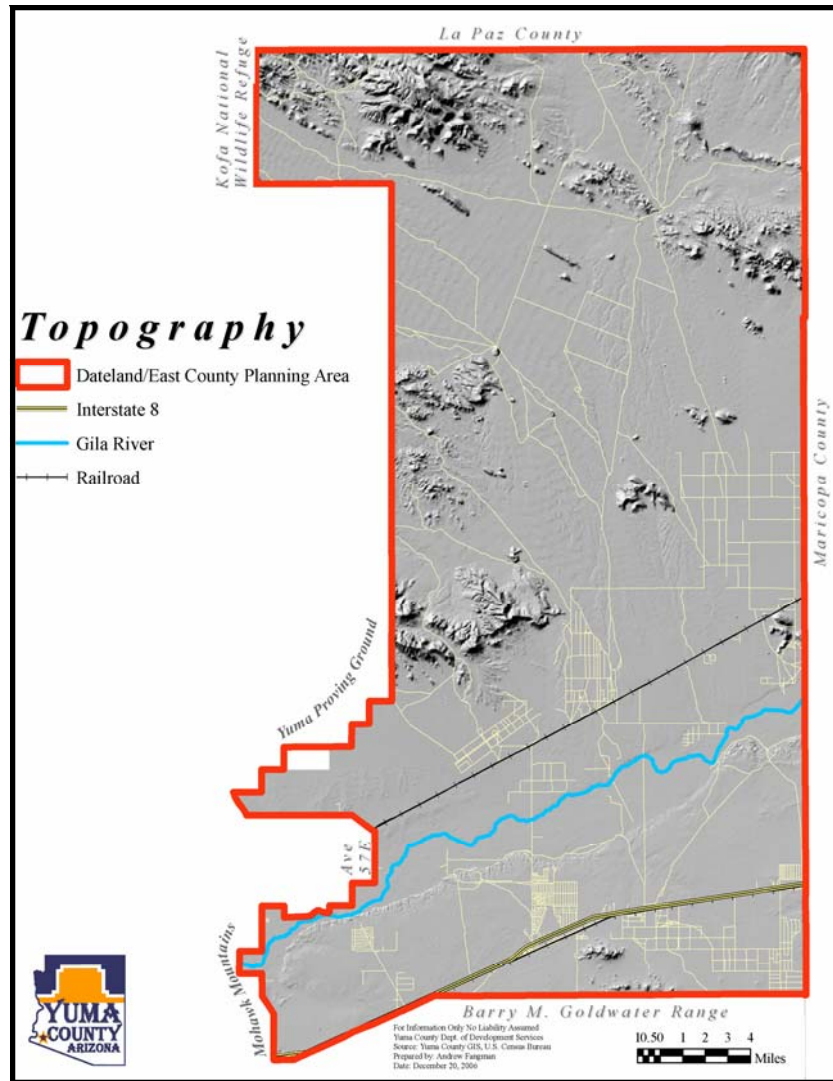


Figure 4: Topography of the Dateland/East County Planning Area.

The topography of the southern half of the Dateland/East County Planning Area is dominated by the Gila River Valley. The rest of the planning area is composed of relatively flat terrain interspersed with small mountain ranges.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temp.	68.8	73.3	78.4	86.7	94.3	103.5	106.5	105	100.3	89.7	77.3	68.5	87.7
Average Min. Temp	39.5	42	44.9	49.2	56.3	64.2	72.6	73	66.7	55.4	44.3	38.7	53.9
Average Total Precipitation (in.)	0.6	0.58	0.56	0.15	0.05	0.01	0.37	0.77	0.47	0.45	0.35	0.62	4.98

Table 1: Monthly Temperature and Precipitation Averages¹

The climate of the Dateland/East County Planning Area is hot and dry. Moisture comes from intense thunderstorms during the monsoon season, July through September, and from more gentle winter rains that typically occur December through March. Though dry, the Dateland area gets about twice the precipitation than Yuma, 2.96" a year versus 4.98": a year.

¹ As measured at Dateland. Western Regional Climate Center

Dateland/East County Planning Area Background Study
Vegetation

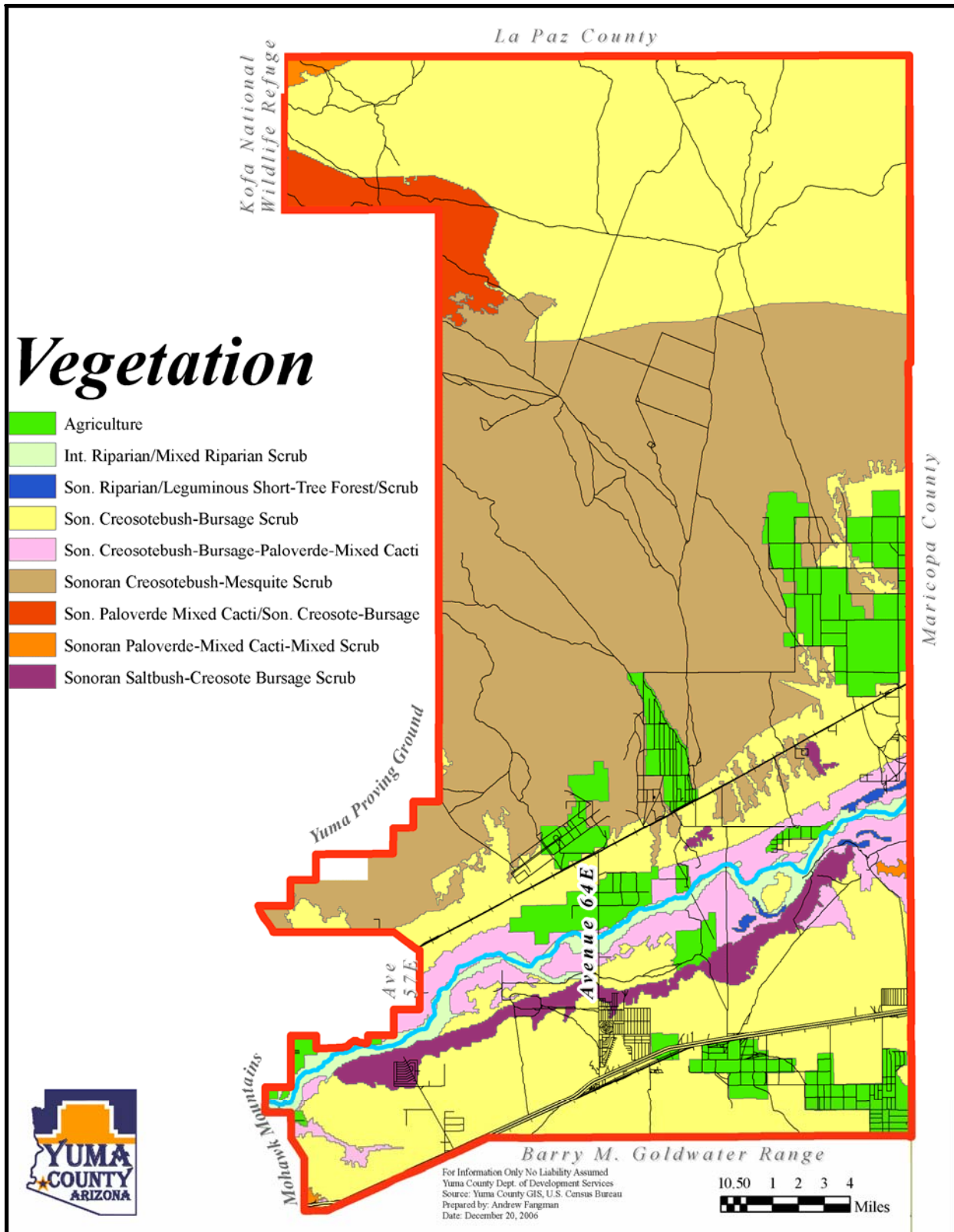


Figure 5: Vegetation

Dateland/East County Planning Area Background Study

Vegetation

Intermediate Riparian/Mixed Riparian

Scrub: These communities are confined to places with abundant moisture which may not be associated with obvious riparian features. In the southwest these communities are called “bosques,” closed or nearly closed stands of deciduous shrubs. Herbs, if present, are patchy and scattered. Shrub height is 1.2–2.1 meters with scattered plants to 3.7 meters. Total vegetation cover is 50–100%.²



Figure 6: Int. Riparian/Mixed Riparian Shrub

Sonoran Riparian/Leguminous Short-

Tree Forest/Scrub: Found along drainages in the southern half of the state, 90% of this vegetation has been cut or is in poor condition. They are of particular interest because they are highly diverse and have high value to wildlife. Closed stands of deciduous broad-leaf trees and short trees with lower shrub layers can also be found. Total vegetation cover is between 70 and 100%.²



Figure 7: Son. Riparian/Leguminous Short-Tree Forest/Scrub

Sonoran Creosotebush-Bursage Scrub: Develops on level to gently sloping soils of generally silty or sandy texture. This vegetation lies in large patches crossed by desert washes and floodplains. Very open evenly spaced low diversity stands of shrubs 0.3–0.9-m tall, containing a few scattered trees and cactus species. Perennial cover is usually 10–20%, but in wet years annual plants may provide 100% cover.²



Figure 8: Sonoran Creosotebush-Bursage Sage

Sonoran Creosotebush-Bursage-Paloverde-Mixed Cacti (wash): Develops on rock piles and middle and upper bajadas where soils are well-drained and of a cobbly, gravelly texture. A diverse mixture of evergreen and deciduous trees, shrubs, and cacti with cover from 15 to 45 percent. The height of the trees range from 3 to 6 m, the cacti from 15 cm to 9 m, the shrubs 0.6 to 2 m, and the half-shrubs 0.2 to 0.6 m.²



Figure 9: Son. Creosote-Bursage-Paloverde Cacti (wash)

² Description of Arizona Vegetation represented on the GAP Vegetation Map, by: Peter S. Bennett, Michael R. Kunzmann, & Lee A. Graham. Biological Resources Division, U.S. Geological Survey

Dateland East County Planning Area Background Study

Vegetation

Sonoran Creosotebush-Mesquite Scrub: This vegetation is found on valley fill. The soils are erosion prone and silty. Such erosion has left the shrubs perched on low soil mounds. Shrub communities with perennial vegetation cover of 15–30%. Ephemeral herb cover may approach 100% in wet years. Shrub height, 0.2–1.5 m.³



Figure 11: Sonoran Creosotebush-Mesquite Scrub

Sonoran Paloverde-Mixed Cacti-Scrub: Develops on rock piles and middle and upper bajadas where soils are well-drained and of cobbly, gravelly texture. Saguaros tend to be confined to coarse textured soils on rocky slopes where they find firm footing. A diverse mixture of evergreen and deciduous leguminous trees, shrubs, and cacti with cover from 15 to 45 percent.³



Figure 12: Sonoran Paloverde-Mixed Cacti-Scrub

Sonoran Saltbush-Creosote Bursage Scrub: . These soils are easily detached and severe erosion is frequently seen in grazed stands. Water penetration of such fine soils is poor making them prone to collect salt. This vegetation has been greatly reduced by conversion to agriculture. Uniform stands of gray-green evergreen or annual shrubs 0.6–1-m tall with 10–20% cover.³



Figure 13: Sonoran Saltbush-Creosote Bursage Scrub

Sonoran Paloverde Mixed Cacti-Sonoran Creosote Bursage: A diverse mixture of evergreen and deciduous leguminous trees, shrubs, and cacti with cover from 15 to 45 percent. The height of the trees ranges from 3 to 6 m, the cacti from 15 cm to 9 m, the shrubs 0.6 to 2 m, and the half shrubs 0.2 to 0.6 m..³



Figure 14: Son. P.V. Cacti- Creosote Bursage

³ Description of Arizona Vegetation represented on the GAP Vegetation Map, by: Peter S. Bennett, Michael R. Kunzmann, & Lee A. Graham. Biological Resources Division, U.S. Geological Survey

Dateland/East County Area Background Study

Soil Types

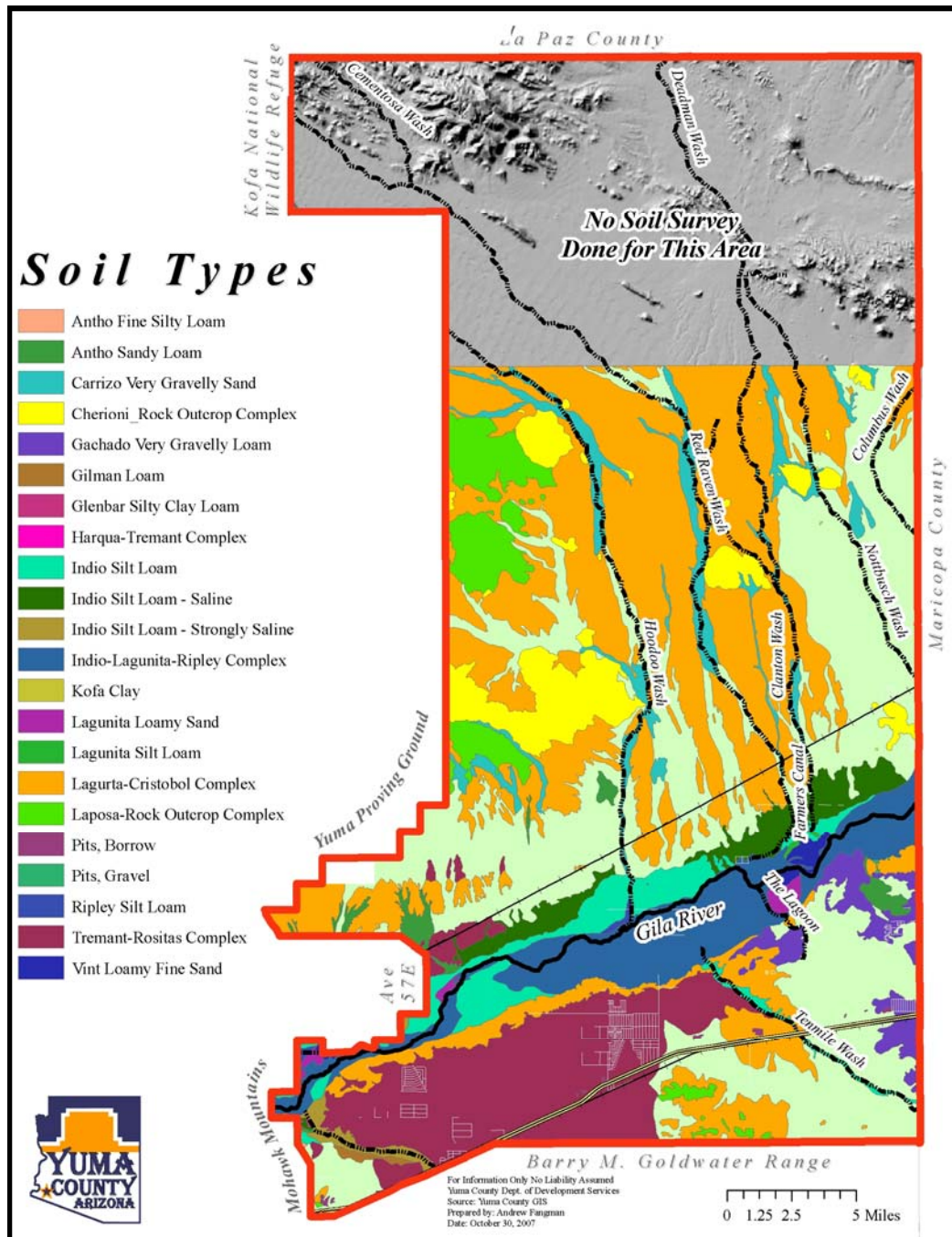


Figure 15: Soil Types⁴

There are 23 types of soils that are present in the Dateland/East County Planning Area. However urban development is almost exclusively limited to two types of soil, Tremant-Rositas and Harqua-Tremant. Tremant-Rositas complex soils are deep, well drained and found in level, gently sloping areas, sand or old alluvial fans. If this soil is irrigated, it is suitable to all adapted crops. This type of soil is moderately limited for urban development because of low strength and the shrink swell potential. Harqua-Tremant complex soils are found on old alluvial fans and low terraces and are composed of old alluvium. Its suitability for agriculture or urban uses are the same as that for Tremant-Rositas complex soils.⁴

⁴ Soil Survey of the Yuma-Wellton Area. United States Department of Agriculture

Dateland/East County Planning Area Background Study Prime Farmland & Hydrology

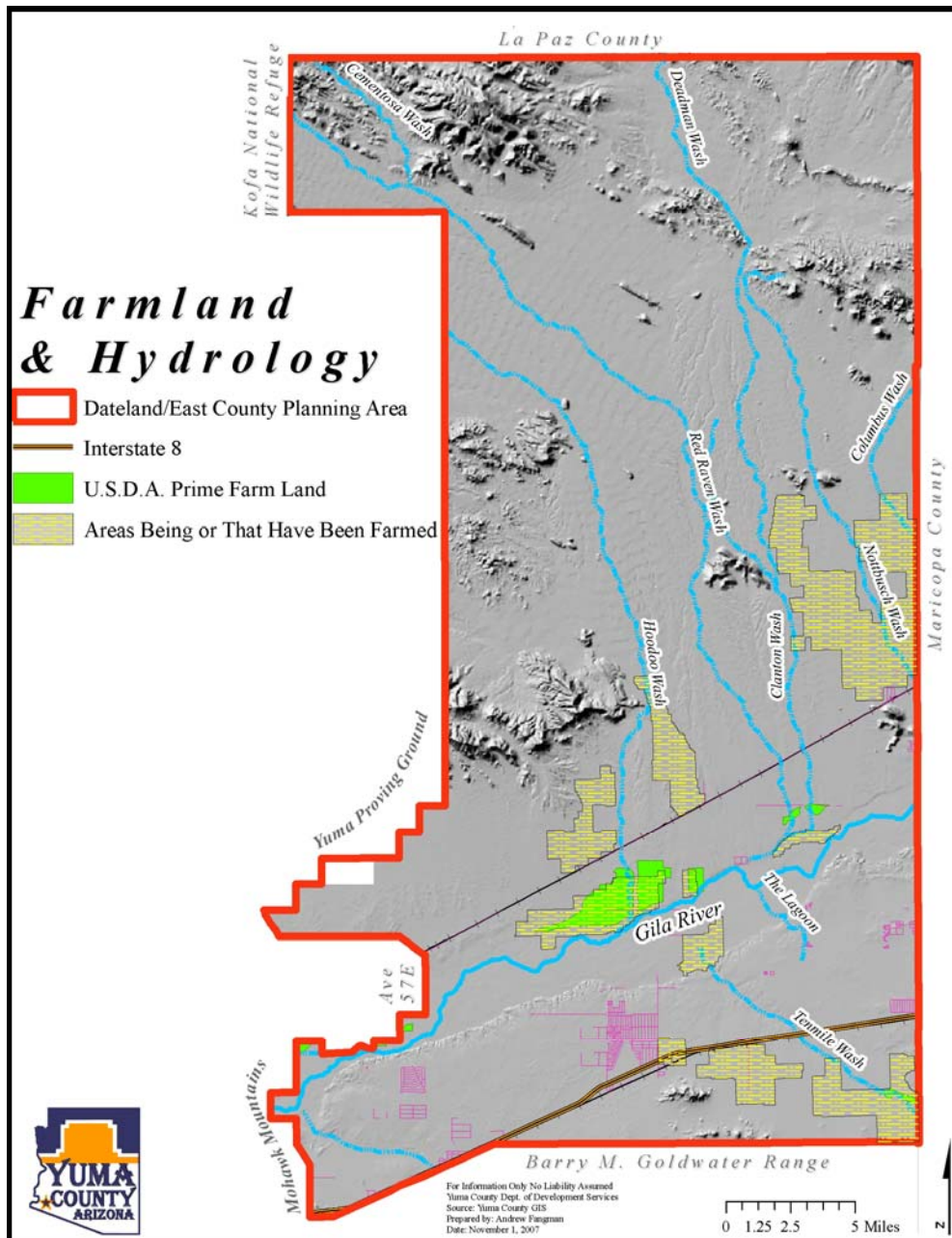


Figure 16: Prime Farmland & Hydrology

The planning area is drained by the Gila River and by the washes that run into it. Both the Gila River and the washes are typically dry. There is no continuous surface water flowing through the planning area. There are no irrigation districts or structures connecting with the Colorado River in the planning area.

Farming in the planning area is irrigated by well water. Only a small portion of the planning area located at the confluence of the Gila River and the Hoodoo Wash is classified by the U.S.D.A. as prime farmland. The planning area contains a notable amount of fallow farmland. Conditions, both economic and physical, are not always favorable for crop production on much of the areas identified as farmland, as such these area are sometimes allowed to go fallow.

Dateland/East County Planning Area Background Study
Transportation

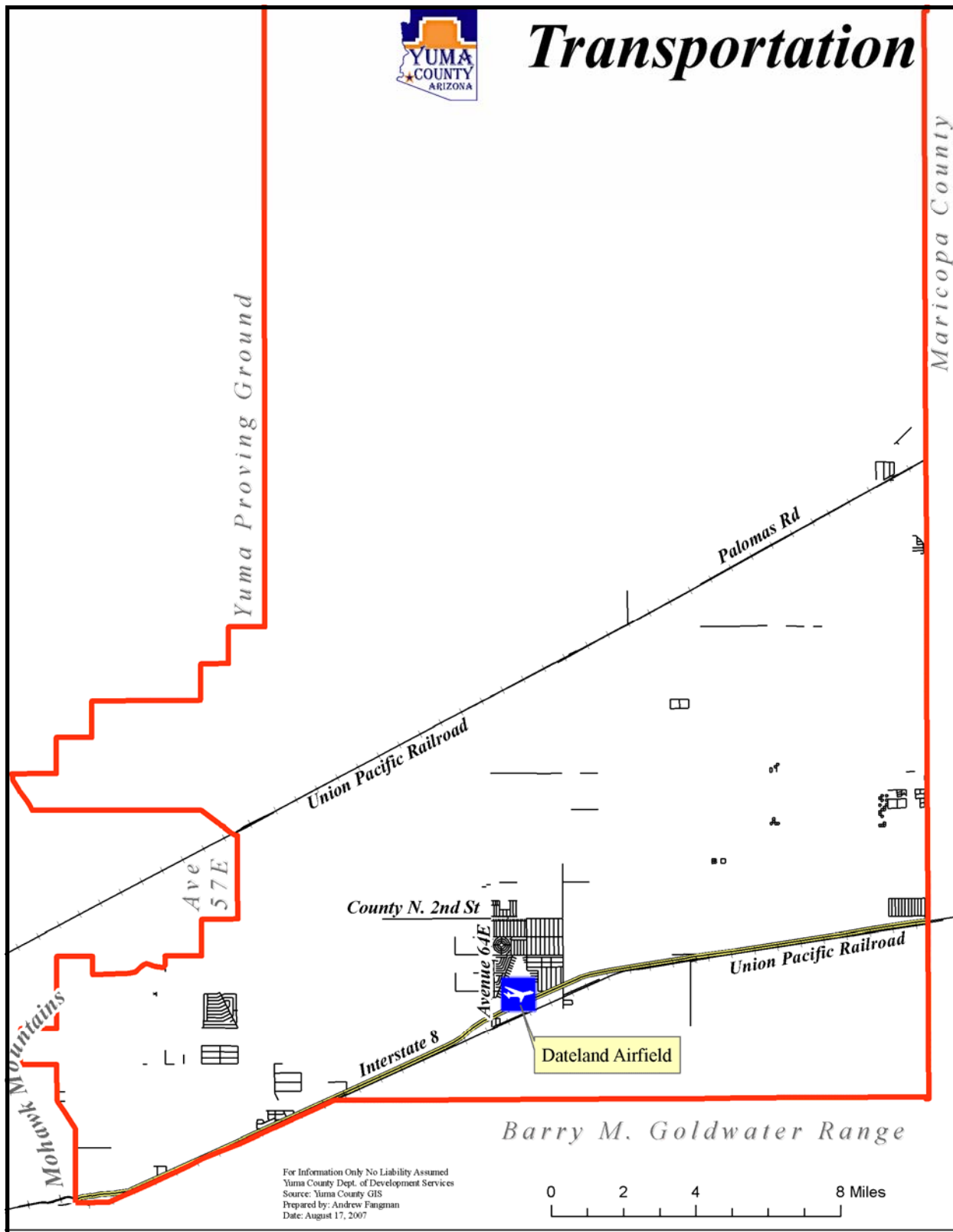


Figure 17: Transportation Infrastructure

Dateland/East County Planning Area Background Study

Transportation

The transportation network in the Dateland/East County Planning area is centered Interstate 8 and the Union Pacific Railroad. There is no public access from the southern or northern boundary of the planning area. Interstate 8 is the primary transportation route in the planning area. There are three interchanges in the planning area at Avenue 64E (Dateland), Avenue 70 E (Aztec Interchange) and Avenue 75E (Spot Interchange).

Railroads

The Union Pacific Railroad's main southern transcontinental tracks, known as the Sunset Route, bisects the planning area. The Sunset Route handles as many as 70 trains per day. This all-weather freight corridor links the Port of Los Angeles in California with the Port of Houston in Texas. These two ports are the two largest shipping volume, inter-modal, deepwater ports in the United States. Through these two ports pass most of the imported and exported goods consumed or produced in the United States.⁵ The construction of this railroad was one of the major factors behind the Gadsden Purchase in which the United States acquired all the land between the Gila River and today's border from Mexico in 1853.⁶ Recently, Union Pacific has begun a project to add a second parallel railroad track along much of the existing track within the planning area. This will greatly increase the capacity of this rail line and is likely to lead to significant increase in rail traffic through the area.



Figure 18: The Sunset Route

Airports

Currently there are no present or future plans for commercial air passenger service for planning area residents. An airstrip located in Dateland originates from a World War II training field., it now operates as a private airstrip and does not offer any type of commercial air passenger service.

Transit Services

Greyhound Bus Line currently operates in Yuma County. They stop at the Dateland Greyhound bust stop for customer convenience.

⁵ YMPO 2006-2029 Regional Transportation Plan

⁶ Luber, Diane. "U.S. Wanted Rail Route." *Arizona Daily Star*, February 12, 2004

Dateland/East County Planning Area Background Study

Demographics

All census derived data is based on statistics for Census Tract 106, Yuma County (see Figure 19). Census Tract 106 is mostly contiguous with the Dateland/East County Planning Area. A small area north of the Gila River and east of Gravel Wash in the northeast corner of the Dome Valley/ Wellton Planning Area is included in Census Tract 106, but is not part of the Dateland/East County Planning Area. This area largely consists of extremely sparsely populated open desert; the inclusion of this area will not have a significant impact in the accuracy of using Census Tract 106 data to represent the Dateland/East County Planning Area.

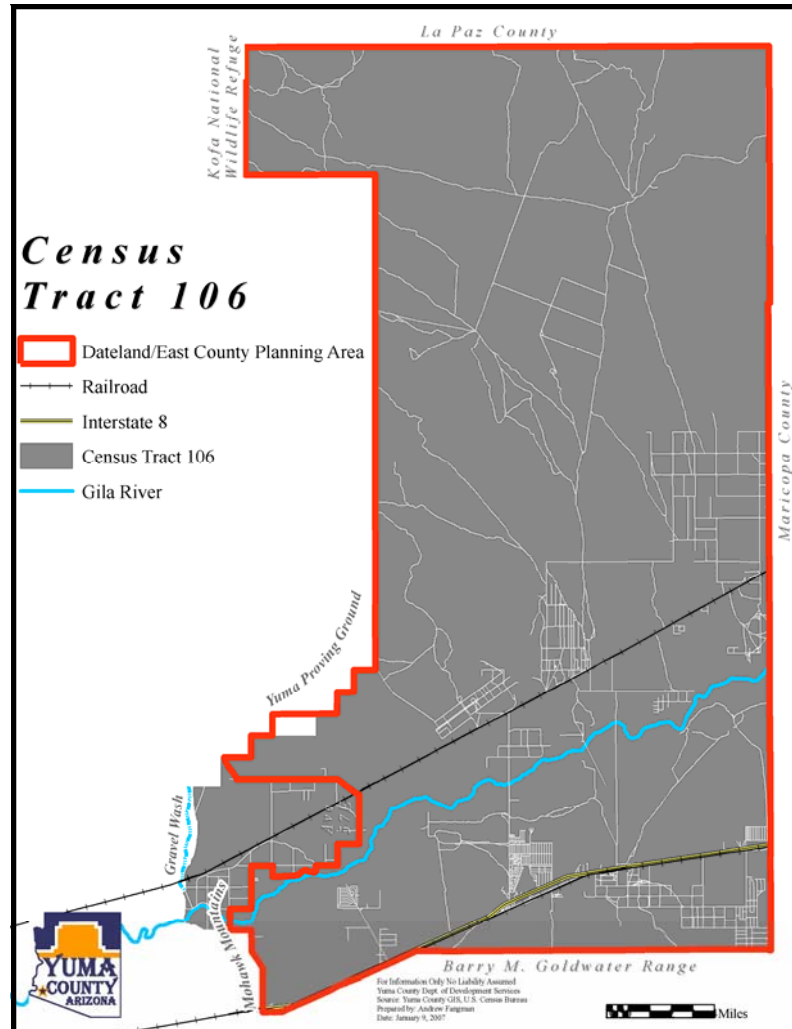


Figure 19: Census Tract 106

All census data reflects the characteristics of the existing population on April 30, 1999, the official date of the 2000 Decennial Census. While this was over seven years ago, the census remains the best source of demographic data for the Dateland/East County Planning Area. Only the census provides data at a geographically sufficient level allowing the Dateland/East Planning Area to be examined or compared with other large areas that are not part of the planning area. With many other more recent sources of demographic data, the most appropriate way to examine the planning area is to examine Yuma County as a whole. The population of the Dateland/East County Planning Area comprises less than one percent of the total population for Yuma County. As such, conclusion about the characteristics of the population of the Dateland/East County Planning Area cannot be accurately drawn from statistics about the entire population of Yuma County.

Dateland/East County Planning Area Background Study

Demographics

	Dateland/East County	Yuma County	Arizona
Total Population	1,137	160,026	5,130,632
White, Non-Hispanic	298	70,956	3,274,258
Hispanic	827	80,772	1,295,617
African-American	3	3,136	149,941
Other	4	3,313	161,490

Table 2: Population, Race, and Ethnicity⁷

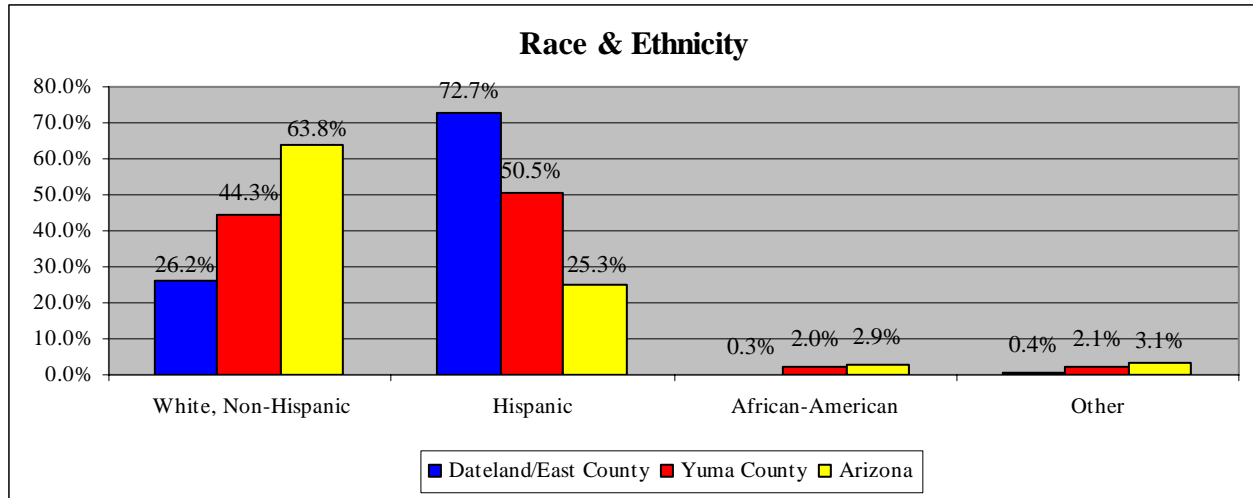


Figure 20: Population, Race, and Ethnicity⁷

The total population of the Dateland/East County Planning Area is 1,137, of which 72.7% classify themselves as Hispanic. This is 22.7% more than the percentage of Yuma County as whole, where 50.4%, classify themselves as Hispanic. Proportionally, more people in the planning area identify themselves as Hispanic, than is found in Yuma County and Arizona as a whole.

	Dateland/East County	Yuma County	Arizona
English	130	31,175	1,399,747
Spanish	185	20,984	351,078
Other	0	1,745	150,800

Table 2: Language Spoken at Home by Household⁷

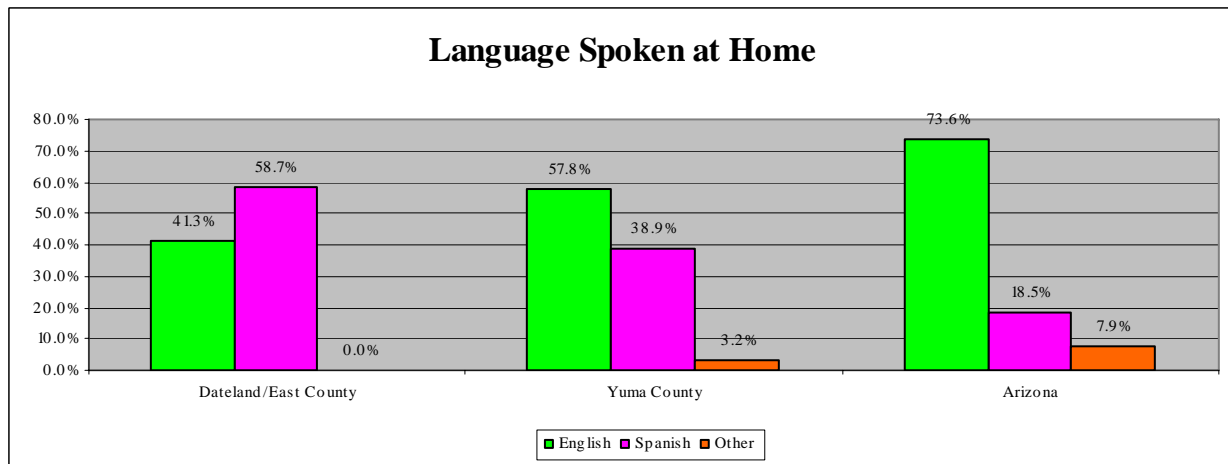


Figure 23: Language Spoken at Home⁷

The proportion of households that speak Spanish in the Dateland/East County Planning Area is higher than the proportion of Spanish speaking households in Yuma County and the State as whole.

⁷ 2000 U.S. Census

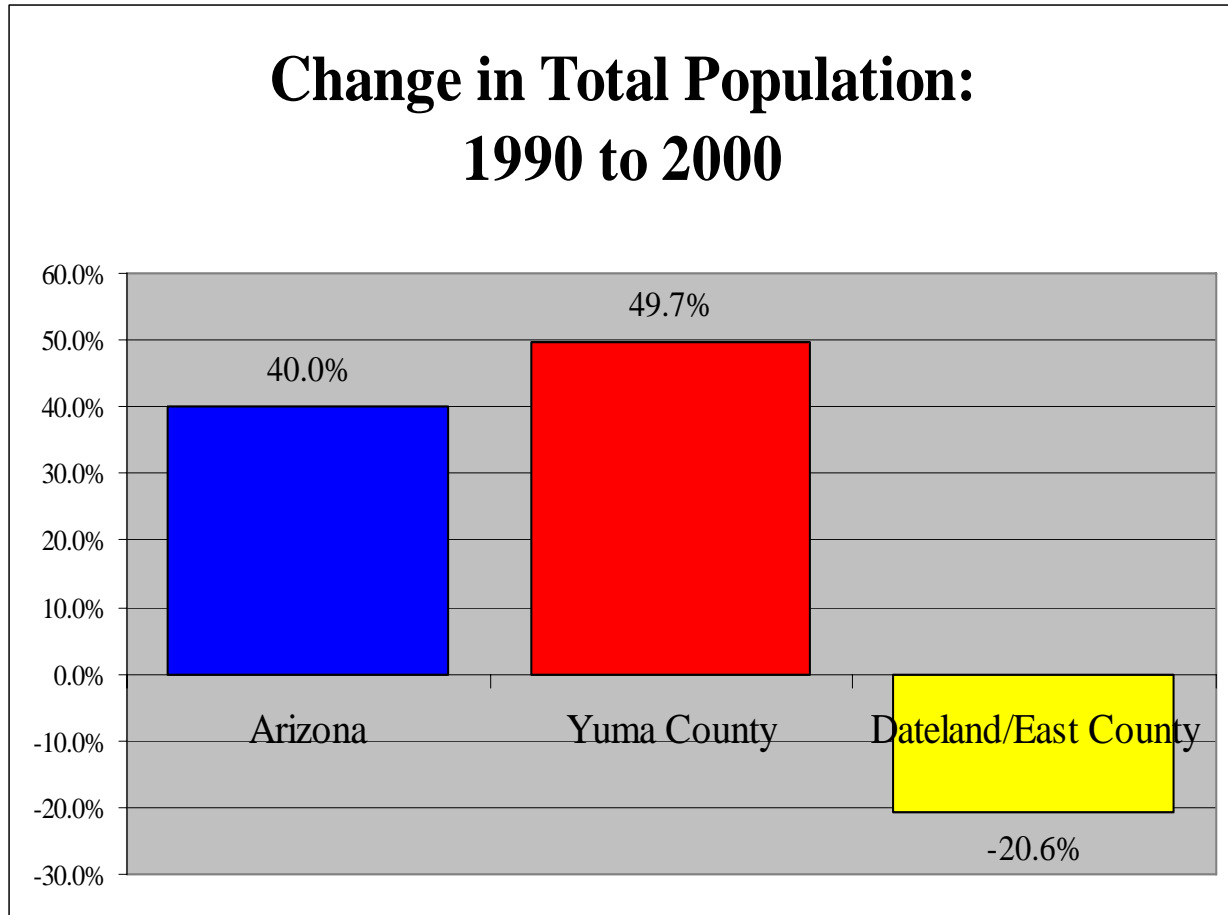


Figure 22: Change in Total Population 1990 to 2000⁸

	Arizona	Yuma County	Dateland/East County
1990	3,665,228	106,895	1,432
2000	5,130,632	160,026	1,137
<i>Change</i>	<i>1,465,404</i>	<i>53,131</i>	<i>-295</i>

Table 3: Change in Total Population 1990 to 2000⁸

Between 1990 and 2000 the population of the Dateland/East County Planning Area declined by 295 individuals, a decrease of 20.6%. A much different trend was in Yuma County and Arizona as a whole. The population of Yuma County as a whole increased by 49.7% between 1990 and 2000, and the State of Arizona's population increased by 40%. A demographic trend that is completely opposite of the state and county as whole exists in the Dateland/East County Planning Area.

⁸ 2000 & 1990 U.S. Census

Dateland/East County Area Background Study

Demographics

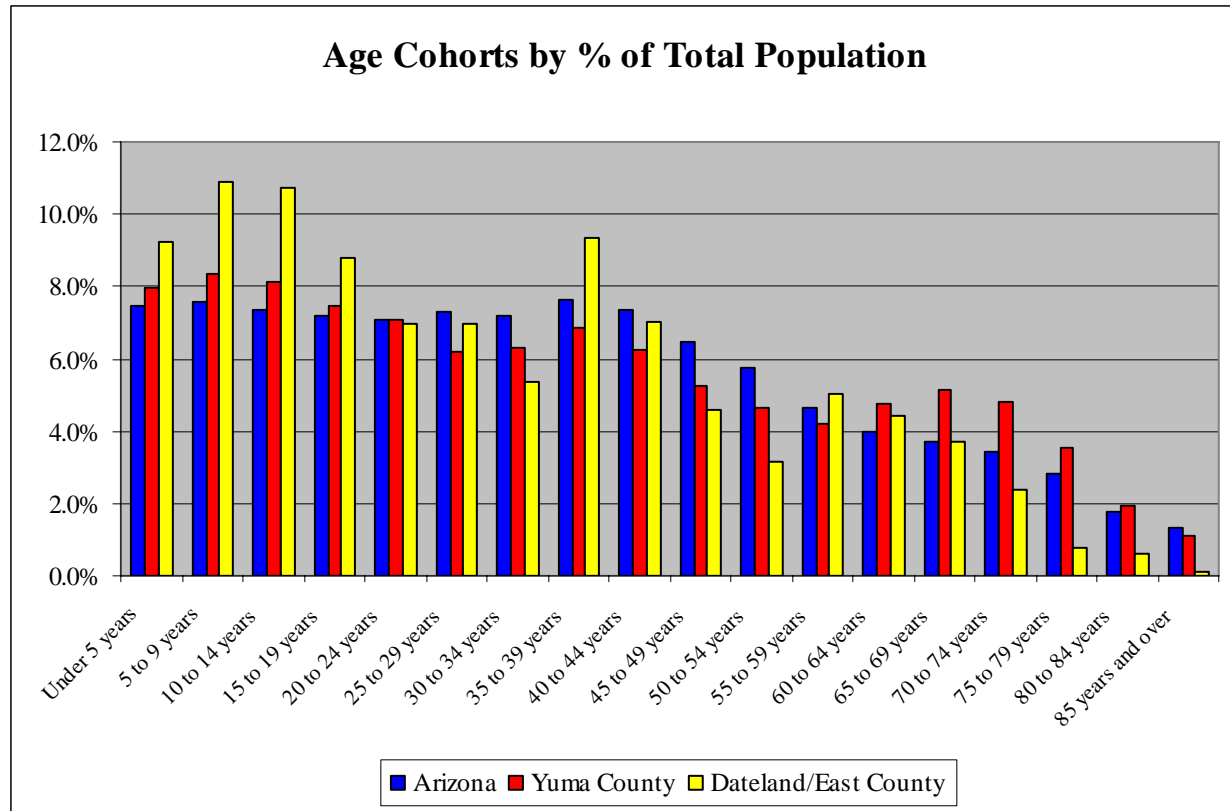


Figure 23: Percent of Total Population by Age Cohort⁹

Ages	#
Under 5 years	105
5 to 9 years	124
10 to 14 years	122
15 to 19 years	100
20 to 24 years	79
25 to 29 years	79
30 to 34 years	61
35 to 39 years	106
40 to 44 years	80
45 to 49 years	52
50 to 54 years	36
55 to 59 years	57
60 to 64 years	50
65 to 69 years	42
70 to 74 years	27
75 to 79 years	9
80 to 84 years	7
85 years and over	1

Table 4: Population by Age Groups
Dateland/East County⁹

Figure 20 depicts the percentage of a given area's population contained in 5-year age cohorts. Compared to Yuma County and the State of Arizona as a whole, the Dateland/East County Planning Area is a younger population. In all the age cohorts for people 24 years and younger the planning area has proportionally much more of its population in these age cohorts. The age cohort with greatest percentage people in it for the Dateland/East County Planning Area is the one that covers people from 5 to 9 years old. The most likely explanation for this phenomena is the residents of the planning area tend on average have more children than do residents of the state or county as a whole. The fact that average family size in the Dateland/East County Planning Area is significantly higher than those of the county or state as whole supports this conclusion.

Arizona	Yuma County	Dateland/East County
3.18	3.27	4.03

Table 5: Average Family Size⁹

⁹ 2000 U.S. Census

Dateland/East County Area Background Study
Demographics

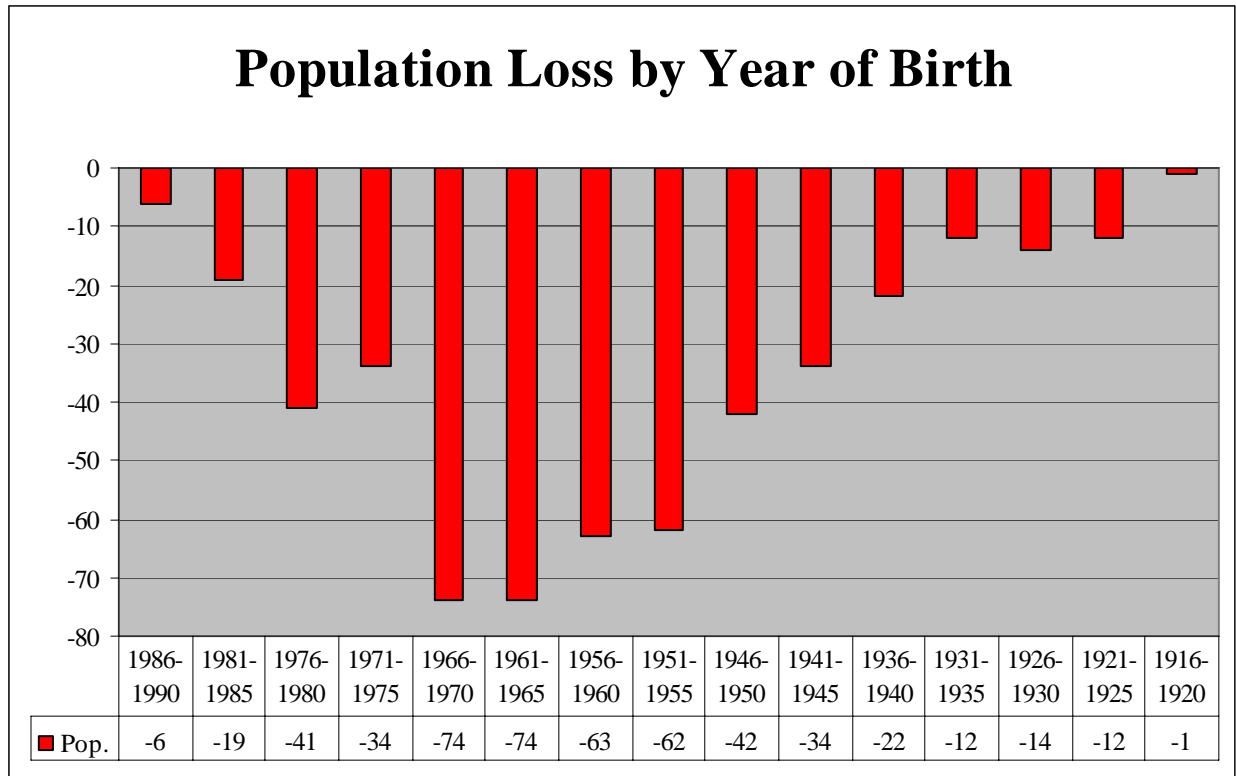


Figure 24: Population Change by Year of Birth¹⁰

These figures represent the population change in cohorts based on year of birth. The reported figures are the number of people who moved into the planning area minus the number who moved out or died. Across all five year age cohorts, from 1916 to 1990, the population decreased in Dateland/East County Planning Area. The biggest decline were in the 1966 to 1970 and 1961 to 1965 cohorts. The declines when viewed as change by percentage are quite significant with most cohorts showing a decline of 33% to 50%.

Year of Birth	% Change
1986-1990	-4.7%
1981-1985	-16.0%
1976-1980	-34.2%
1971-1975	-30.1%
1966-1970	-54.8%
1961-1965	-41.1%
1956-1960	-44.1%
1951-1955	-54.4%
1946-1950	-53.8%
1941-1945	-37.4%
1936-1940	-30.6%
1931-1935	-22.2%
1926-1930	-34.1%
1921-1925	-57.1%
1916-1920	-12.5%

Table 6: Population Change by Year of Birth¹⁰

¹⁰ 2000 U.S. Census

Dateland/East County Planning Area Background Study Demographics

Minutes	Number of Commuters
Less than 5 minutes	69
5 to 9 minutes	179
10 to 14 minutes	36
15 to 19 minutes	39
20 to 24 minutes	30
25 to 29 minutes	0
30 to 34 minutes	38
35 to 39 minutes	0
40 to 44 minutes	12
45 to 59 minutes	7
60 to 89 minutes	20
90 or more minutes	8
Worked at home	11

Table 7: Foothills Commute Times¹¹

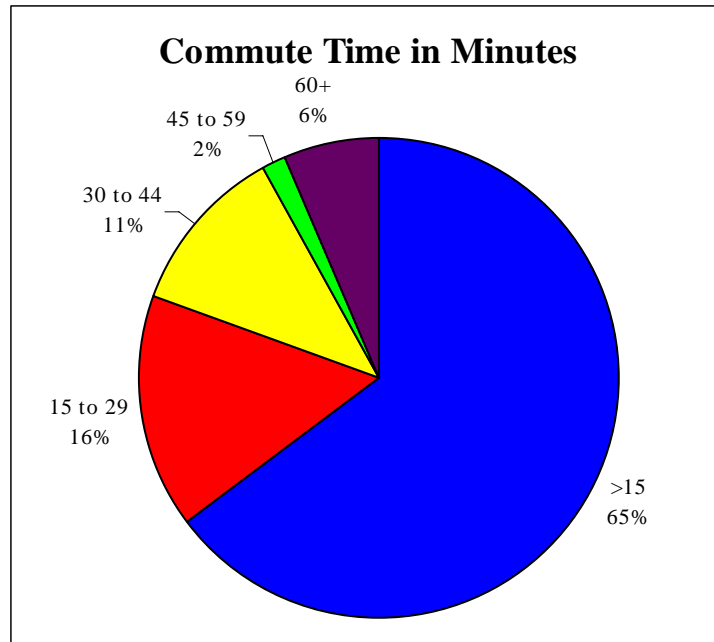


Figure 25: Dateland/East County Length of Commutes¹¹

The data above indicates that most people living in the Dateland/East County Planning Area have very short commutes. Sixty-five percent have a commute of less than 15 minutes and 81% have a commute of less than 30 minutes. The relative isolation of the Dateland/East Planning Area makes it unsuitable to be a bedroom community.

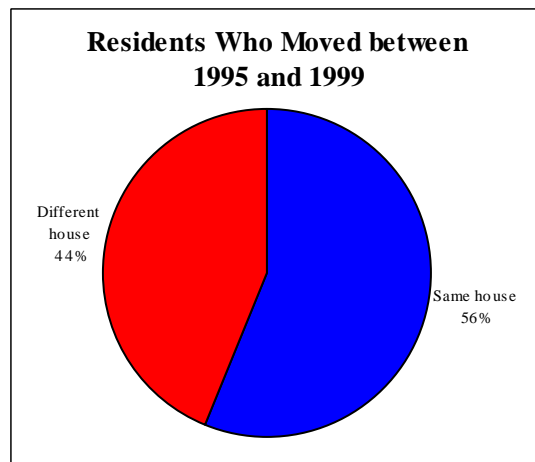


Figure 26: Dateland/East County Movers¹¹

Fifty percent of people who moved relocated from outside of Yuma County. Eight percent relocated from elsewhere in Arizona, 10 % from other Western states, and 26% from foreign countries.

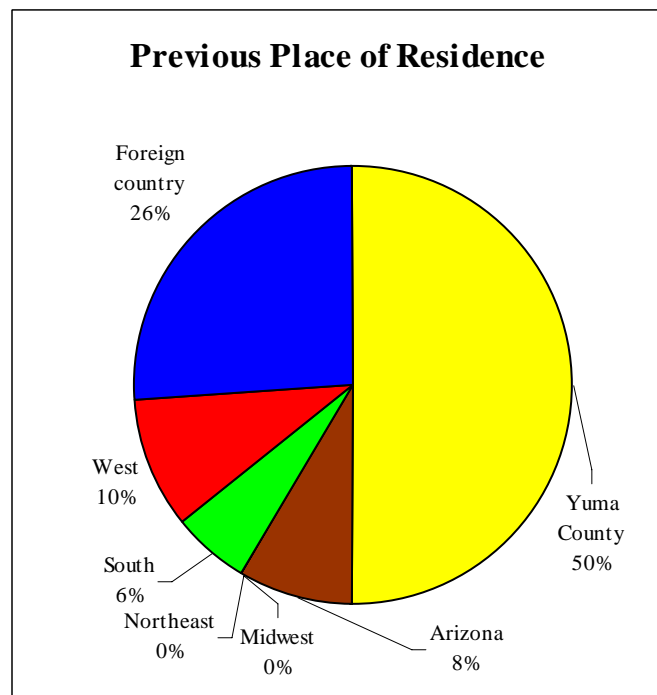
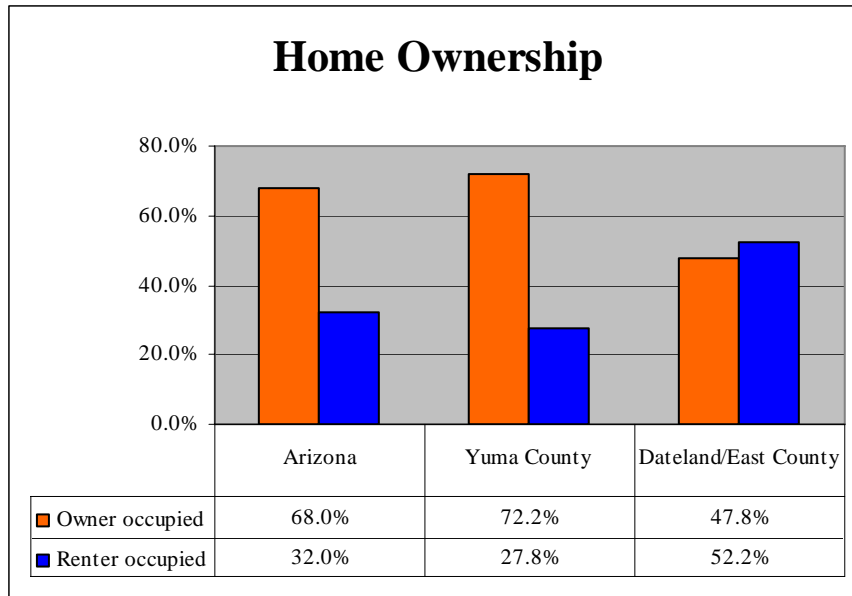


Figure 27: Previous Place of Residence¹¹

¹¹ 2000 U.S. Census

Dateland/East County Planning Area Background Study

Housing



The owner occupancy rate for the Dateland/East County Planning Area is 47.8%. This compares to rates of 72.2% and 68% in Yuma County and Arizona as a whole. Compared to the State and County as whole the Planning area has a significantly lower homeownership rate.

Figure 28: Home Ownership¹²

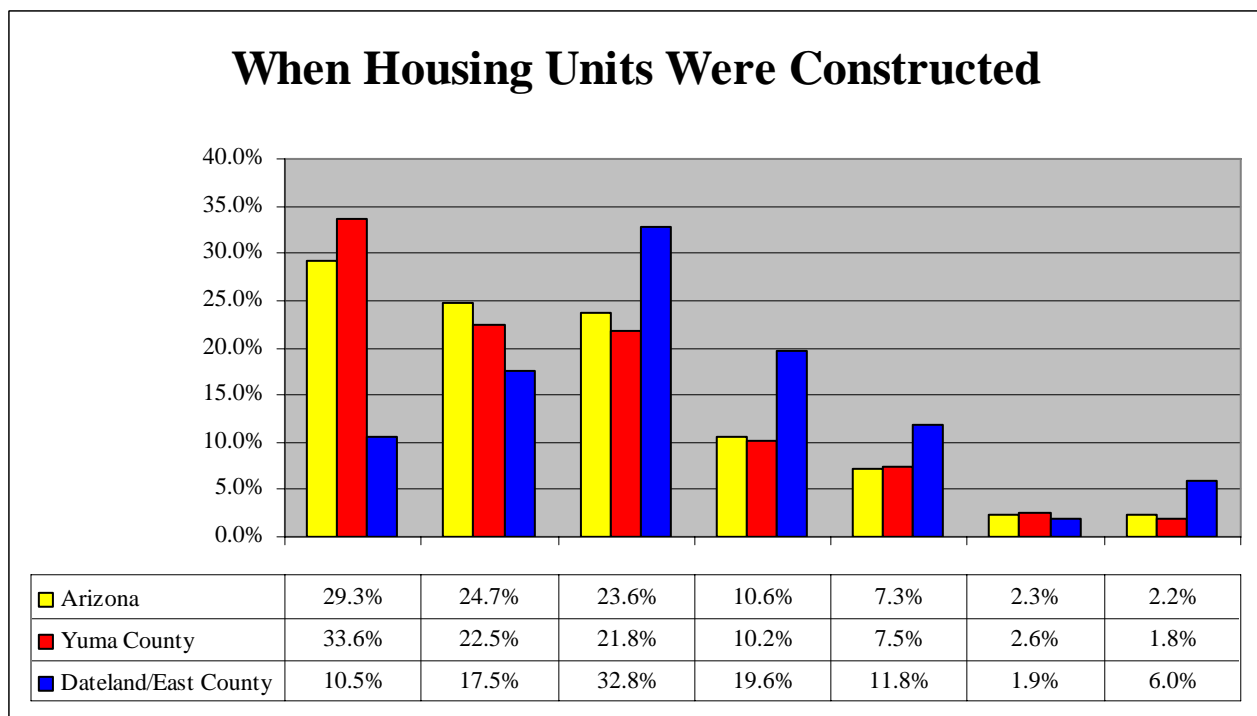


Figure 29: Age of Housing Stock¹²

As illustrated in Figure 36, the housing stock in the Dateland/East County Planning Area is older than that found in Yuma County and Arizona as whole. The Dateland/East Planning Area saw a greater percentage of its housing stock constructed between 1970 and 1979 than in any other decade. Both Yuma County and Arizona as a whole saw the greatest part of their housing stock constructed between 1990 and March of 2000. For every decade prior to the 1970's, a greater percentage of the Dateland/East County Planning Area housing stock was constructed than was in Yuma County and Arizona as a whole.

¹²2000 U.S. Census

Dateland/East County Planning Area Background Study
Housing Units Added

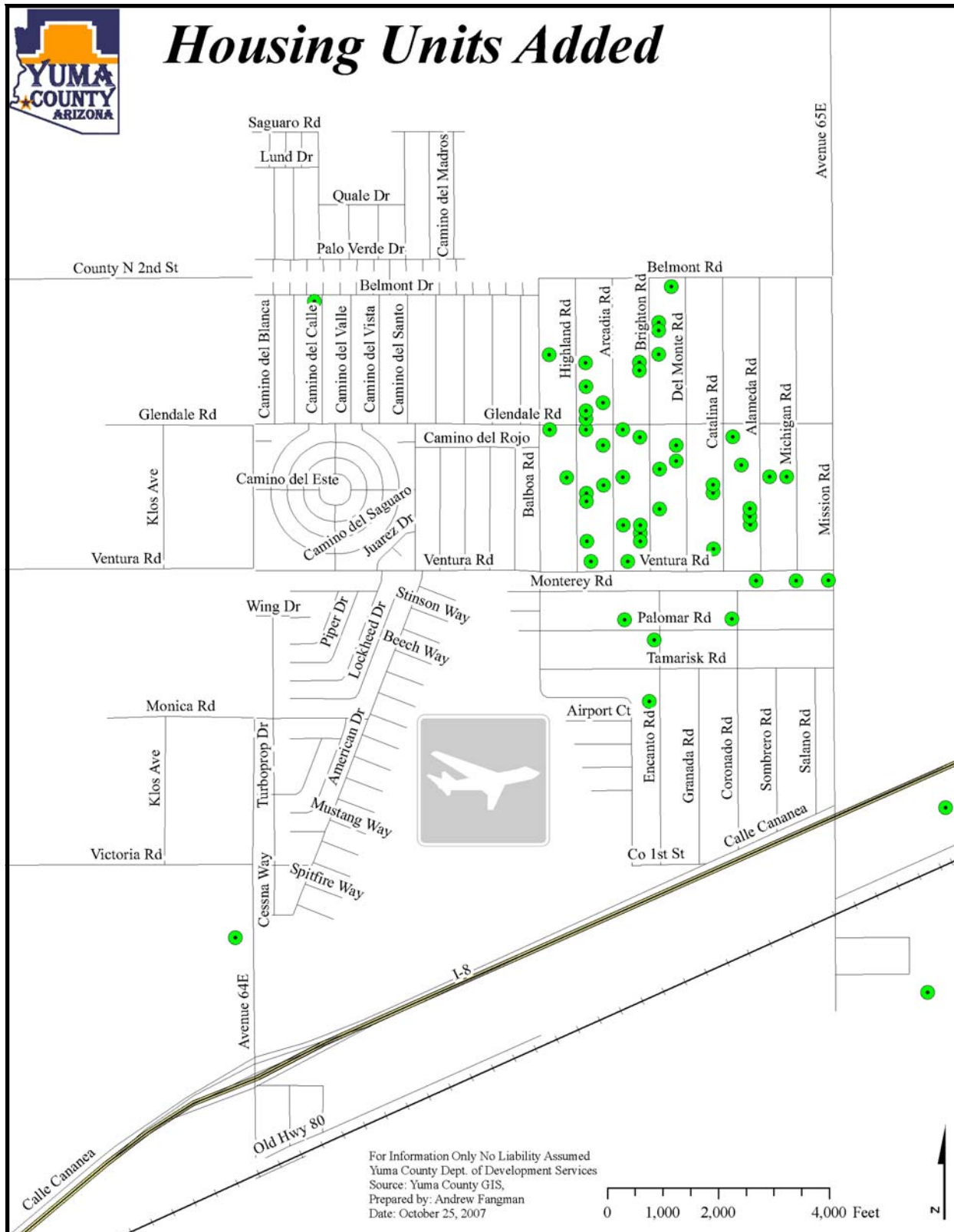
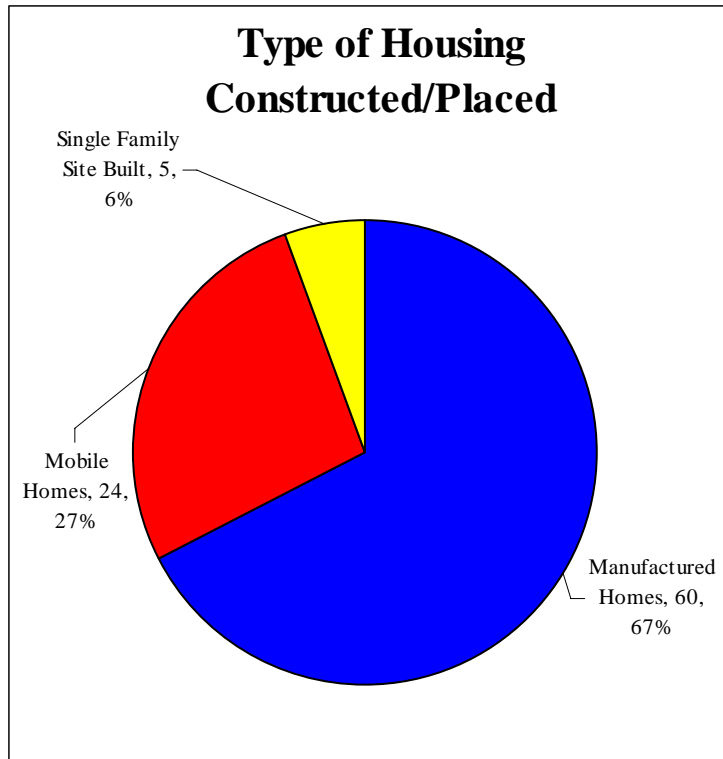


Figure 30: New Building/Placement Permits: 2000-2007(Dateland Vicinity Only)

Dateland/East County Planning Area Background Study

Housing



Between January 1, 2000 and August 31, 2007, 89 building/placement permits for residential dwelling units were issued in the Dateland/East County Planning Area. Ninety-four percent of these additional units are classified as manufactured or mobile homes. Mobile homes are defined as a structures built on or prior to June 15, 1976, on a permanent chassis, but do not include recreational vehicles and factory built buildings.

As illustrated in Figure 27 on page 21, most building/placement permits issued for the planning area occurred in a relatively small area bounded by Avenue 65E, Ventura Rd., Balboa Rd., and Belmont Rd. The balance of the building/placement permits that were issued were widely scattered across the planning area with no discernable pattern.

Figure 31: Type of Housing Constructed 2000 to 2007*

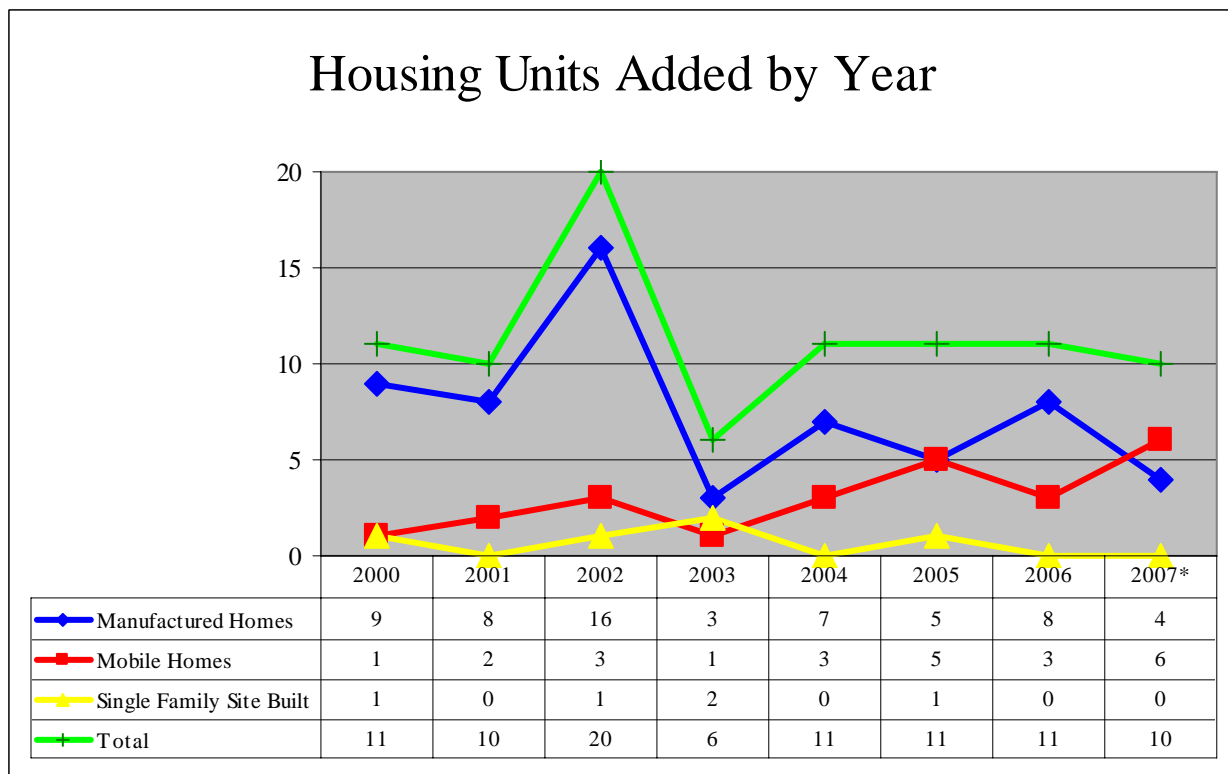


Figure 32: Housing Constructed by Year 2000 to 2007*

* January 1st through August 31st

Dateland/East County Planning Area Background Study
Land Ownership

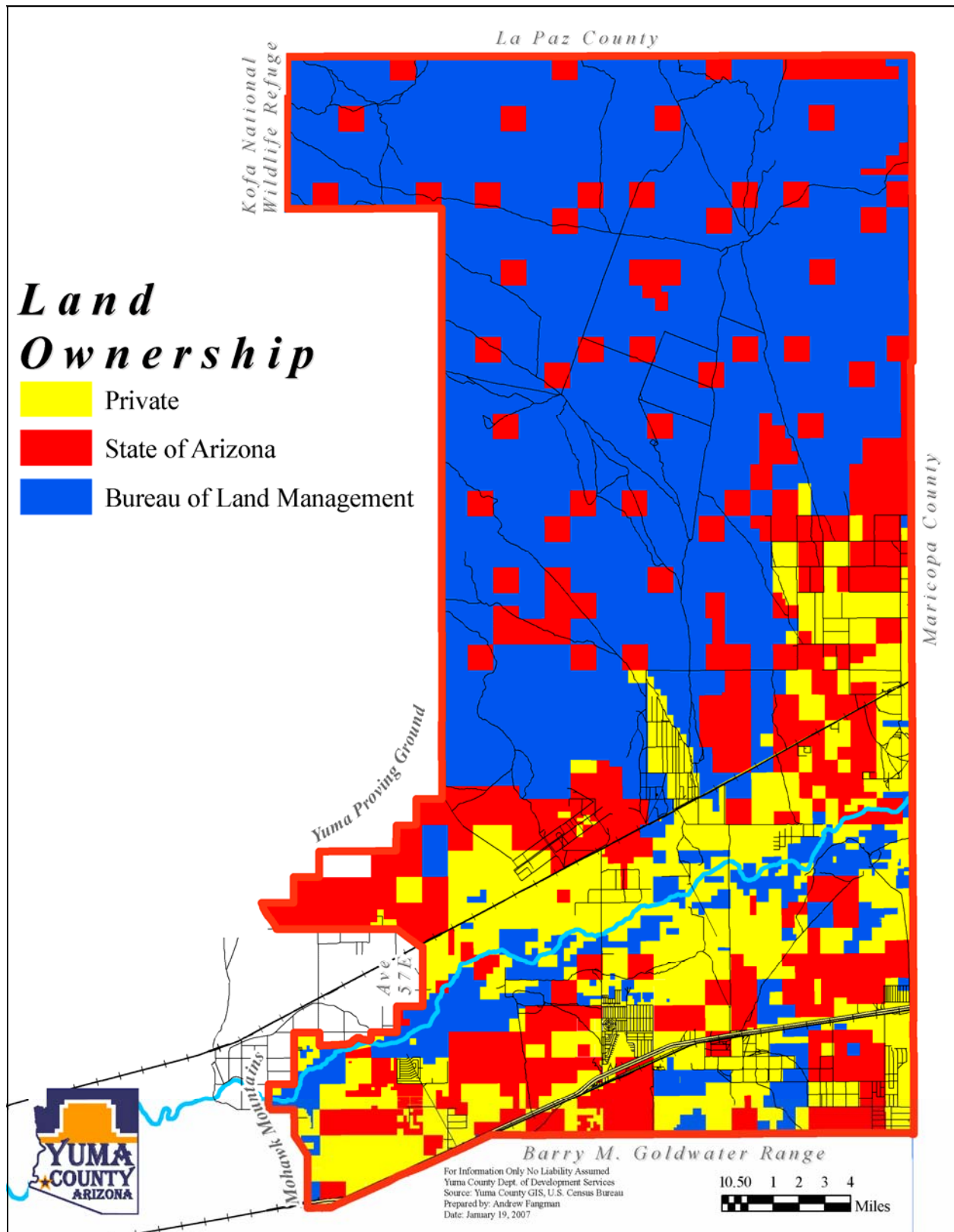


Figure 33: Land Ownership

Dateland/East County Planning Area Background Study

Land Ownership

	Square Miles
Private Ownership	174
State of Arizona	217
Bureau of Land Management	470

Table 8: Land Ownership

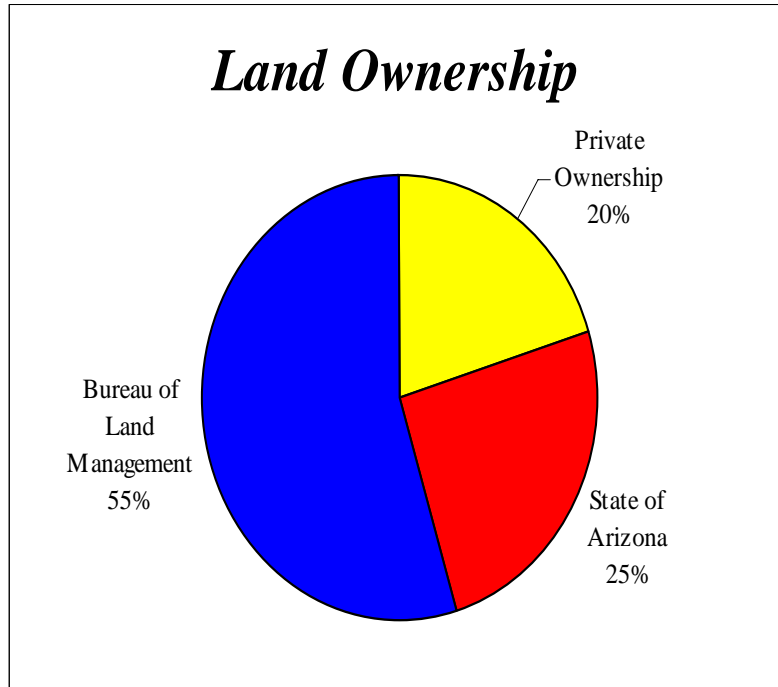


Figure 34: Land Ownership

Of the 861 square miles that comprise the Dateland/East County Planning Area, 174 square miles representing 20% of the planning area, are privately owned. The federal government through the Bureau of Land Management owns 470 square miles, 55%. The Arizona State Land Department owns the remaining 25%, 217 square miles, of the planning area.

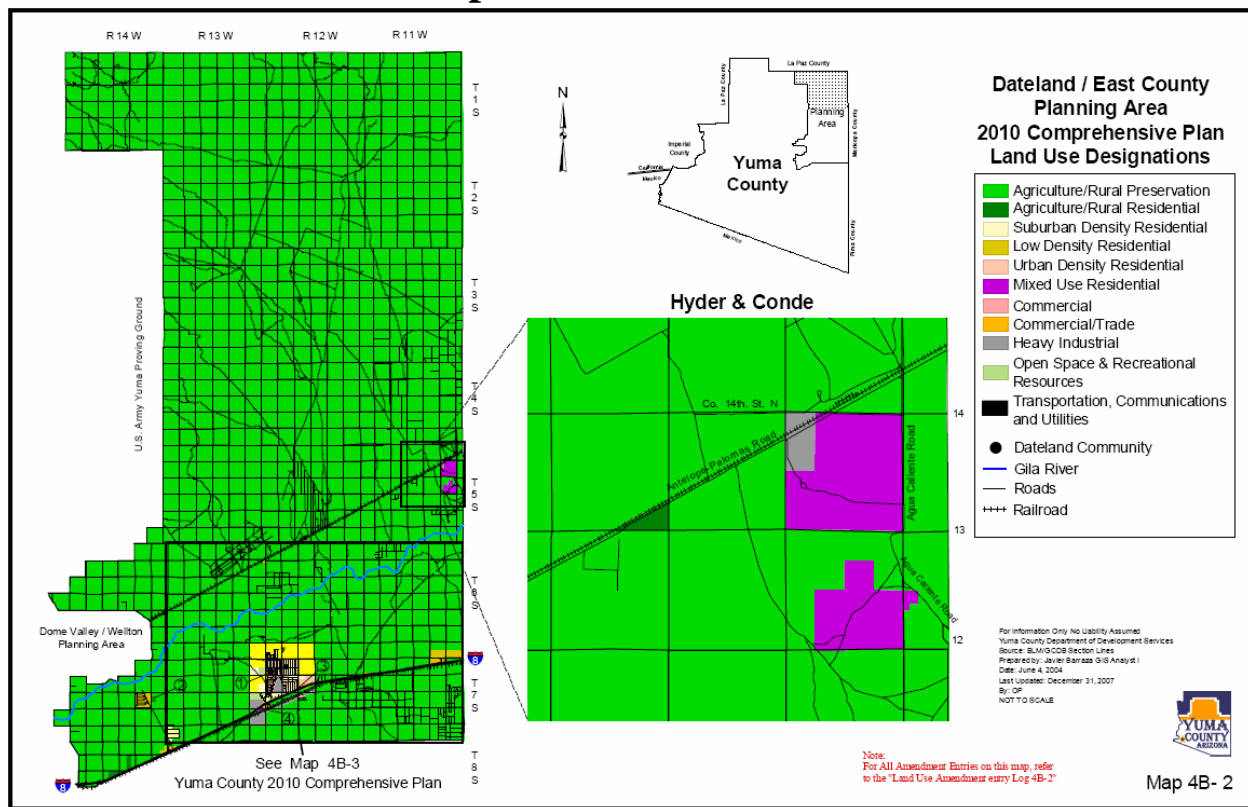
Most of the federally owned land in the planning area is located north of Palomas Rd. There is very little private land in this area, the northern third of the planning area is entirely governmentally owned. The area around the community of Dateland is a mix of privately owned land and State land.



Figure 35: Hillside Near Hyder

Dateland/East County Planning Area Background Study
2010 Comprehensive Plan Land Use

Amendments to the Comprehensive Plans: 2001 to 2007



# on Map	Amendment	Date	Previous Land Use Classification	New Land Use Classification
1	2003-PA-01	1/27/04	Urban Density Residential	Commercial Trade
2	2006-MA-18	11/30/06	Agriculture/Rural Preservation	Agriculture/Rural Residential
3	2004-MA-24	2/7/05	Suburban Density Residential	Commercial
4	2007-PA-09	12/20/07	Commercial	Mixed Use Residential

Table 9: Amendments to the Comprehensive Plan in the Dateland/East County Planning Area

New Land Use Designations	Acres	Maximum Potential New Housing Units
Commercial/Trade	13.5	N/A
Agriculture/ Rural Residential	20	2
Commercial	1.9	N/A
Mixed Use Residential	75	N/A

Table 10: Table: Changes in Land Use Designation 2001 to 2007

Previous Use Designation	Acres
Urban Density Residential	13.5
Agriculture/ Rural Preservation	20
Suburban Density Residential	1.93
Commercial	75

Table 11: Previous Land Use Designation

Dateland/East County Planning Area Background Study
2010 Comprehensive Plan Land Use

Land Use Category	Acres
Agriculture/Rural Preservation (A-RP)	52,968
Agriculture/ Rural Residential (A-RR)	40.5
Rural Density Residential (R-RD)	519
Low Density Residential (R-RD)	159
Suburban Density Residential (R-SD)	167
Urban Density Residential (R-UD)	138
Retirement Community/Planned Unit Development (R-RC/PUD)	0
Mixed use Residential (R-MU)	84
Commercial (c)	5
Commercial Trade (C-CT)	49.5
Heavy Industrial	0
Mixed Use Industrial (I-MU)	1.7
Open Space & Recreational Resources (OS/RR)	45

Table 12: Current Land Use Designation

Land designated Agriculture/Rural Preservation (A-RP) makes up 98% of the current land use designation in the Dateland/East County Planning Area. This is consistent with agriculture being the dominant land use and economic activity in the area. As of the 2000 Census , there were 970 housing units in the Dateland Planning Area.

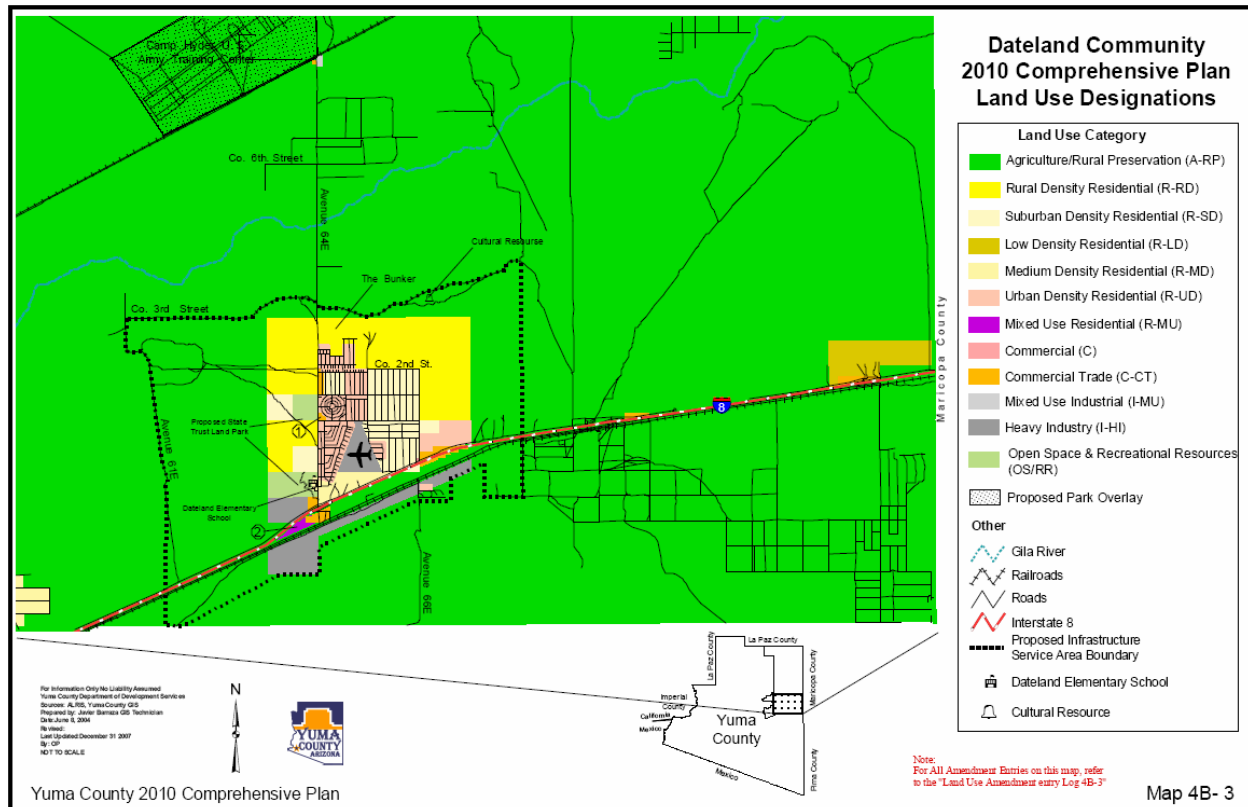


Figure 37: Current Land Use Designation (Dateland Vicinity)

Dateland/East County Planning Area Background Study
Zoning

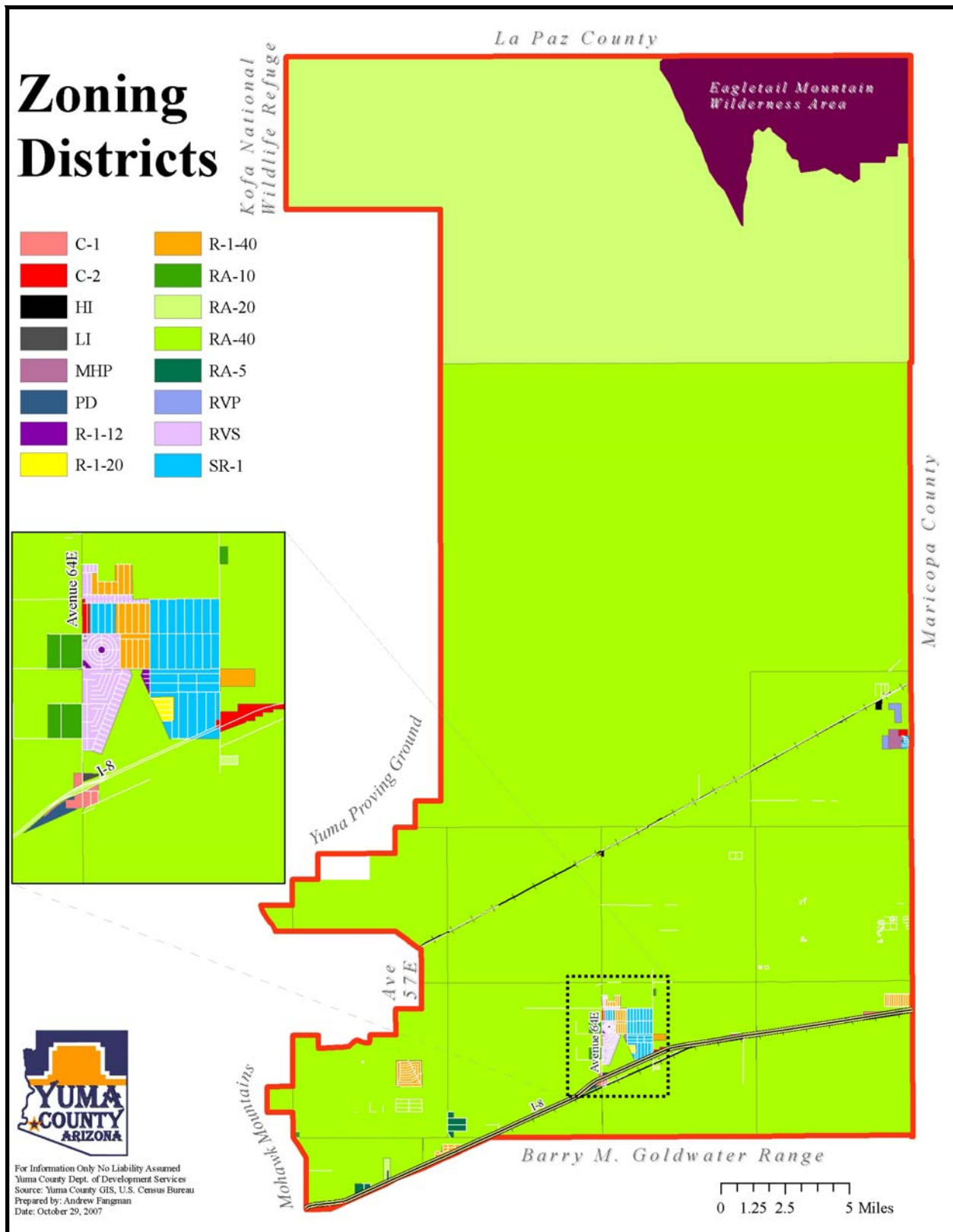


Figure 37: Zoning Districts

Dateland/East County Planning Area Background Study
Zoning

Zoning District	Minimum Parcel Size	# of Acres in the Planning Area	Maximum # of Housing Units That Could be Created
Local Commercial--C1	8,000 Sq. Ft	226	N.A.
General Commercial--C2	8,000 Sq. Ft	225	N.A.
Heavy Industrial--HI	8,000 Sq. Ft	75	N.A.
Light Industrial--LI	8,000 Sq. Ft	13	N.A.
Planned Development--PD	N.A	29	N.A.
Rural Area - 40 Acre Minimum--RA-40	40 Acres	385,397	9,635
Rural Area - 20 Acre Minimum--RA-20	20 Acres	162,703	8,135
Rural Area - 10 Acre Minimum--RA-10	10 Acres	379	38
Rural Area - 5 Acre Minimum--RA-5	5 Acres	449	90
Suburban Ranch - 1 Acre Minimum--SR-1	1 Acre	139	139
Low Density Residential 40,000 Sq. Foot Minimum--R-1-40	40,000 Sq. Ft	163	178
Low Density Residential 20,000 Sq. Foot Minimum--R-1-20	20,000 Sq. Ft	58	126
Low Density Residential 12,000 Sq. Foot Minimum--R-1-12	12,000 Sq. Ft	29	105
Manufactured Home Park--MHP	3,200 Sq. Ft	224	3,049
Recreational Vehicle Subdivision--RVS	3,200 Sq. Ft	676	9,202
Recreational Vehicle Park--RVP	1,200 Sq. Ft	255	9,257

Table 13: Zoning District in the Dateland/East County Planning Area

By a very large margin most land in the planning area is zoned either RA-40 or RA-20. Much of this land is owned by either the Federal government or the State of Arizona. Of land that is zoned residential much is zoned either MHP, RVS, RVP, or SR-1; all these district allow for the placement of manufactured or mobile homes. Since 2000 94% of residential units added the planning area have been manufactured or mobile homes.

A total of 33.5 acres were rezoned in the Dateland Planning Area from 2001 to 2006 with 40% of this acreage rezoned to Commercial. The maximum potential new housing units in these rezoned areas is two housing units. Prior to rezoning, 82 housing units could have been constructed on these parcels.

New Zoning	Acres	Maximum Potential New Housing Units
Commercial —C	13.5	N.A
Rural Area— 10 Acre Minimum—RA-10	20	2

Table 14: Zoning Changes 2001 to 2006

Between 2001 and 2006, there were only two rezoning in the planning Area. These rezoning covered a total of 33.5 acres; 20 acres were previously zoned Agriculture Rural Residential -40 acres minimum and 13.5 acres were zoned Low Density Residential & Recreational Vehicle Subdivision. The residential area was originally undeveloped prior to there rezoning.

Previous Zoning	Acres
Low Density Residential —R-1-12 & Recreational Vehicle Subdivision —RVS	13.5
Rural Area - 40 Acre Minimum--RA-40	20

Table 15: Previous Zoning

Dateland/East County Planning Area Background Study

Employment

Type of Employer	# of Residents	% of Residents
Agriculture	259	60.4%
Private for profit. non agriculture	107	24.9%
Private not for profit	3	0.7%
Government workers	41	9.6%
Self employed workers	19	4.4%

Table: Employment by sector, Dateland¹³

Total Workers	429	
Agriculture,	259	60.4%
Construction	16	3.7%
Wholesale trade	19	4.4%
Retail trade	33	7.7%
Transportation and warehousing	9	2.1%
Utilities	2	0.5%
Real estate, rental and leasing	7	1.6%
Administrative and support and waste management services	8	1.9%
Educational services	25	5.8%
Health care and social assistance	23	5.4%
Arts, entertainment, and recreation	2	0.5%
Accommodation and food services	22	5.1%
Other services (except public administration)	1	0.2%
Public administration	3	0.7%

Table 16: Employment by Industry¹³

The above data details the economic sector and industry that residents in the Dateland/East County Planning Area work in, as reported in the 2000 U.S. Census. This set of statistics does not indicate where these jobs are located; it is likely many of them are located outside the planning area and residents are commuting to these jobs.

The agricultural industry employs the most planning area residents, with over 60% of planning area residents working in agriculture. Retail trade employs the second highest percentage, 7.7%, of planning area residents. Clearly it is the agricultural sector that is driving the economy in the Dateland/East County Planning Area, jobs in other industries are largely created to support workers in the agricultural sector.

The 2000 Census reported, 74 workers, constituting 17% of the workforce, and 29% of those working in the agricultural, in the planning area, live in what the Census Bureau terms “agriculture workers’ dormitories on farms.” This is an indication that a significant number of planning area residents are working as farm laborers. The number of planning area residents working as farm laborers is likely higher than the 74 workers reported to the census bureau as living in agriculture workers’ dormitories, does include workers living in labor camps that are composed of manufactured homes, several of which can be found in the planning area.

¹³2000 U.S. Census

Dateland/East County Planning Area Background Study
Zip Code 85333

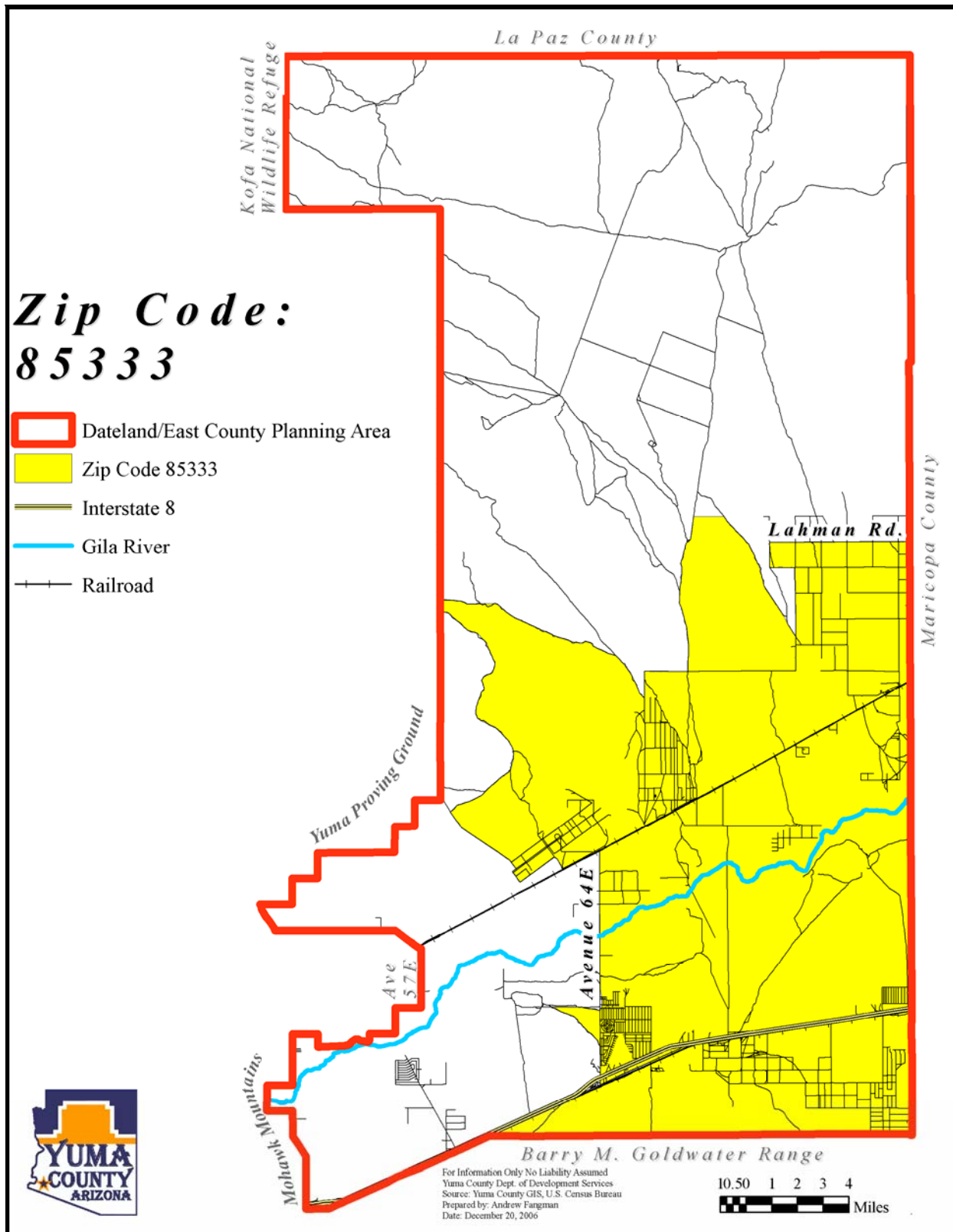


Figure 39: Zip Code: 85333

Dateland/East County Planning Area Background Study

Employment

Industry Code Description	Number of Employees--2005						Total
	1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249	
Retail Trade	2	1	0	1	0	0	4
Information	1		0	0	0	0	1
Accommodation & Food Services	1	0	0	0	0	0	1
Total	4	1	0	1	0	0	6

Table 16: Number of Establishments by Industry for Businesses in the 85333 Zip Code¹⁴

The data on this page comes from the Zip Code Business Patterns report for the 85333 Zip Code and was prepared by the U.S. Census Bureau. It gives a good snapshot of the type of business activity that is taking place in the planning area. It is not comprehensive because it does not include governmental employment and does not include private business

establishments. However it the best source of employment data for the planning area.

In 2005 business in the 85333 Zip Code, which is roughly contiguous with the Dateland/East County Planning Area, see Figure 39 on Page 32, employed 48 people. Five out of the six businesses identified were classified as retail trade, or accommodation and food services. This indicates that a large portion of business activity in the planning area related to meeting the basic necessities of residents and travelers passing through the planning area.

Though 60% of planning area residents are employed in the agriculture sector, no agriculturally related business establishment are reported in the Dateland zip code. There are two reasons for this, the Zip Code Business Patterns report misses some business establishment, also planning area residents employed in the agriculture are likely working to the west of planning area where there is far more agricultural activity

During the same period of time the total payroll of business establishments divided by total number of employees adjusted for inflation grew by rose and fell several times. In two consecutive years the trend in change of total pay per employee was the same. This is likely as result of the small sample size, with a sample size this small any decision by individual businesses have a greater impact than do the greater economic forces acting upon the areas.



Figure 40: A Business Establishment

Year	# of Employees	Payroll/# of Employees' adjusted for inflation to dollars
2001	44	\$14,643
2002	35	\$18,626
2003	57	\$14,075
2004	69	\$12,690
2005	48	\$17,209

Table 17: Employment & Payroll for Businesses in the 85333 Zip Code¹⁴

¹⁴2005 ZIP Code Business Patterns, U.S. Census Bureau

Dateland/East County Planning Area Background Study **Yuma Proving Grounds Expansion**

The Yuma Proving Grounds, which is already one of the largest military installations in the country, is considering an expansion of up to 500,000 acres of public land, that could push the boundaries of YPG east into the Dateland/East County Planning, possibly to the Maricopa County line and beyond. Currently YPG is comprised 840,000 acres located mostly within Yuma County.¹⁵

YPG is located just west of the Dateland/East County Planning Area as a testing site for military weapons and hardware and the primary mission is to test and develop weapons systems and munitions for the U.S. military service. YPG is looking to expand the length of the artillery ranges in order to test equipment that fire much longer distances. This would require firing ranges and safety zones of a greater size than what is currently available at YPG.¹⁵

The expansion would be accomplished by removing federally owned land from control of the Bureau of Land Management and transferring it to the Department of Defense for military use. As of November of 2007 the concept of expanding YPG is being considered by the Army. No formal proposal for expansion has yet been made. Once such a proposal is made a process of

gathering public input and studying impacts of such an expansion would begin, final approval of an expansion of YPG will require an act of Congress; that entire process, if the decision is made to pursue expansion, may take from three to five years.¹⁵

The northwest portion of the planning area, which is mostly owned by the federal government and is adjacent to YPG, is the area that would be impacted by any expansion of YPG.

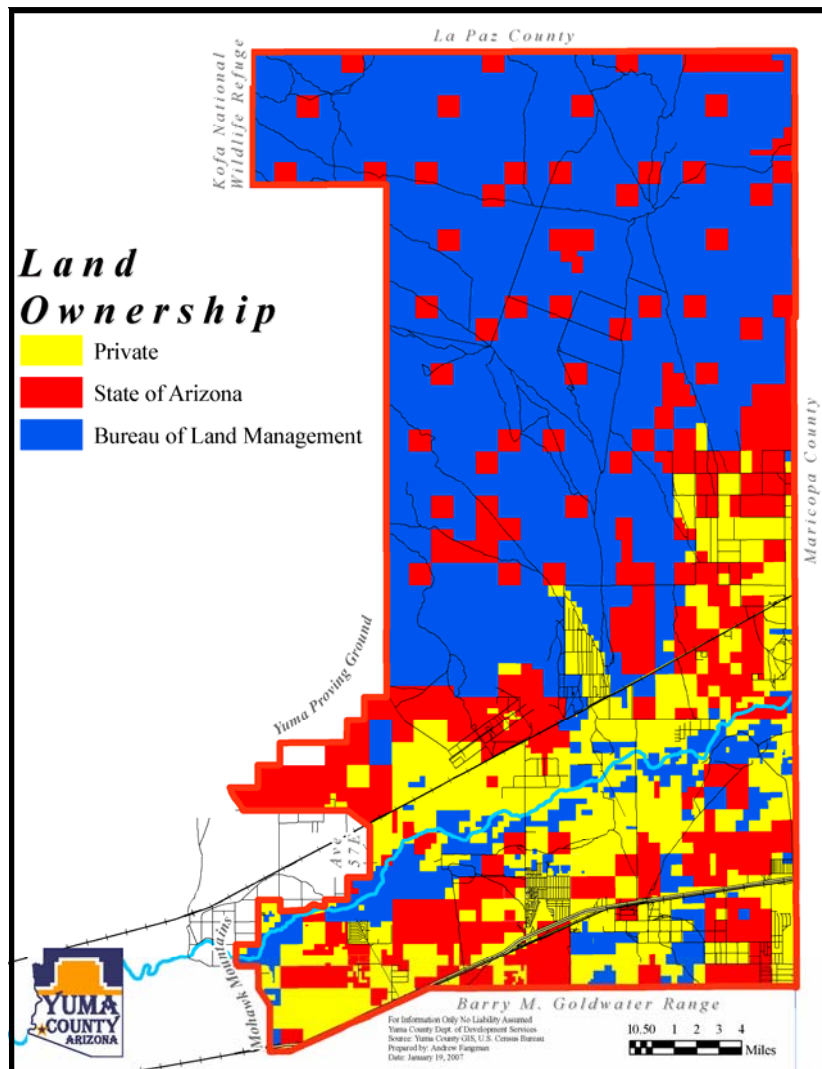


Figure 43: Land Ownership

¹⁵ Purtil, Corinne. "Yuma Proving Ground Exploring Expansion." *Arizona Republic*. June 5, 2007. <http://www.azcentral.com/arizonarepublic/news/articles/0605army0605.html>

Dateland/East County Planning Area Background Study

Conclusions

Between 1990 and 2000 both the State of Arizona and Yuma County experienced massive population growth, however the trend in the Dateland/East County was much different. Between 1990 and 2000 the population of the planning area declined by about 20%. An examination of population size and change by age group shows the planning area has relatively young population, with an average family significantly larger than that found the County or State as whole. However this data also shows that much of this younger population leaves the planning area upon reaching adulthood. This is a big factor in overall decline in population.

The limited nature of economic opportunity in the planning area is likely one of the main factors that is making retain the youth of the area difficult. Over 60% of planning area residents work in the agricultural sector. Agricultural workers in the planning area living in dormitories make up about 29% of this population, indicating that a large number of the residents in the study area may not be permanent residents in the same sense that local homeowners are. Additionally most the jobs for these residents are not in the Dateland/East County, rather they are located west of the planning area on the other side of the Mohawk Mountains.

Dateland area business establishments that reported in the U.S. Census Bureau's 2005 ZIP Code Business Patterns Report, reported only 48 employees, none of them in the agricultural sector. While this report did not capture all the employment within the Dateland, it did not count government employees, it is good indicator of the limited employment opportunities in the Dateland/East County Planning Area.

The critical issue facing the Dateland/East County Planning Area is economic development. Diversifying the economic base of the area is key to reversing the population decline that the area has been experiencing. Currently the economy of the planning area is based on supporting the agricultural industry.

The Dateland/East County Planning Area has excellent transportation infrastructure that could be used a basis for attracting economic development. Interstate 8 bisects the planning area, and there are three interchanges, at Avenue 64E, Aztec Road and Spot Road. The Union Pacific Railroad's Sunset Line also bisects the planning area. The Dateland Airfield is currently little utilized, but represents a unique economic development opportunity for the planning area.

Significant industrial development is being proposed just to the west of the Planning Area in the Dome Valley/Wellton Planning area, near Tacna. Arizona Clean Fuel Yuma is proposing to build an oil refinery seven miles east of Tacna, near the western slopes of the Mohawk Mountains. Also, Agrinext Incorporated is proposing to build an ethanol distillery approximately one mile west of the site of the proposed oil refinery. This potential development presents an opportunity for the Dateland/East County Planning Area to benefit from new jobs being brought to eastern Yuma County.